



Right Choice Estate Agents are delighted to offer to the market this extended individual four bedroom detached family home. This property is very well presented, having been substantially improved by the current owners.

The ground floor is comprised of a traditional entrance hallway, lounge, W/C, conservatory, a spacious refitted kitchen dining room with integrated appliances, there is a second kitchen area ideal for the aspiring chef and a partly converted garage for storage.

The light and airy first floor provides three spacious double bedrooms, a refitted family bathroom and a refitted ensuite shower room.

The second floor boasts another spacious double bedroom with an ensuite bathroom and a dressing room or study.

Externally there is a generous enclosed rear garden and driveway parking for two vehicles with an electric car charging point.

Additional features include double glazing, bifold triple glazed doors with integrated blinds leading from the kitchen into the garden, electric garage door, gas radiator heating, underfloor heating in the kitchen and all bathrooms.

Location: Forum Close is situated just off the Roman Road in Basingstoke. The property is located on the edge of an established residential area and provides easy access to the B3400, A339 and M3. The location also offers easy access to local schools and shops along with bus links into the town centre. Basingstoke town centre benefits from a railway station with a main line service to London Waterloo, taking approximately 45 minutes.

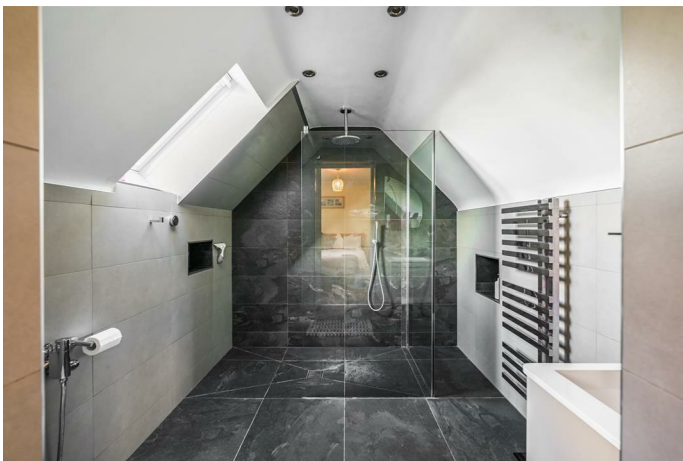
Tenure: Freehold

EPC Rating: C

Local Authority: Basingstoke & Deane Borough Council - Band D

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents.

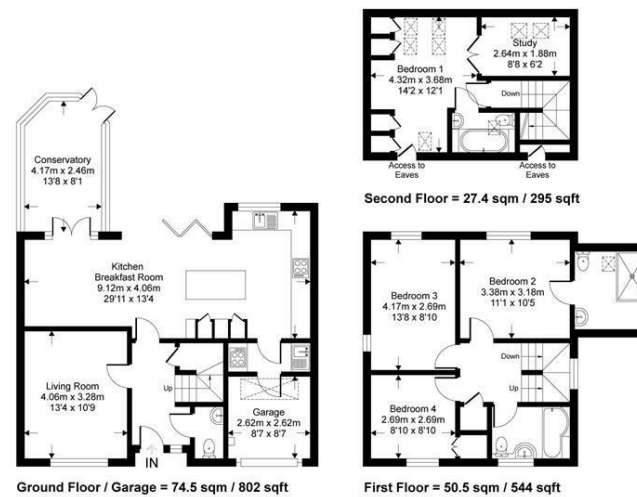




| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

### Forum Close

Approximate Gross Internal Area = 145.5 sq m / 1567 sq ft  
Approximate Garage Internal Area = 6.8 sq m / 74 sq ft  
Approximate Total Internal Area = 152.3 sq m / 1641 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. It is the responsibility of your appointed legal representative to ensure all relevant documentation is present and the property is suitable for purchase. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. Right Choice Estate Agents is a trading name of Right Property Choice Limited, 72 Beecham Berry, Basingstoke, Hampshire, England, RG224QN, Registered No: 14505100