



\*No Onward Chain\* Right Choice Estate Agents are delighted to offer to the market this extended detached bungalow in the highly desirable area of Cranbourne.

The property offers a traditional entrance hallway leading to a generous lounge, dining room/bedroom 3, kitchen breakfast room, bathroom and two double bedrooms with the master bedroom benefitting from an ensuite shower room. There is also a loft room with access to eave storage.

Additional features include gas radiator heating and double glazing.

Externally the property provides a private rear garden with side access, shed and an outside tap. To the front there is a garage & driveway parking for two vehicles with a further outside tap.

Location: Schroeder Close is located in the popular Cranbourne area. The area offers many amenities, with a parade of shops being just a short walk away. There is also convenient access to the town centre, which offers multiple shopping and recreational facilities including Festival Place shopping precinct, the Anvil Concert Hall, Haymarket Theatre and the mainline station, which offers a regular service to London Waterloo in about 45 minutes. Junction 6 of the M3 is within a few minutes' drive.

Tenure: Freehold


EPC Rating: TBC

Local Authority: Basingstoke & Deane Borough Council - Band E

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

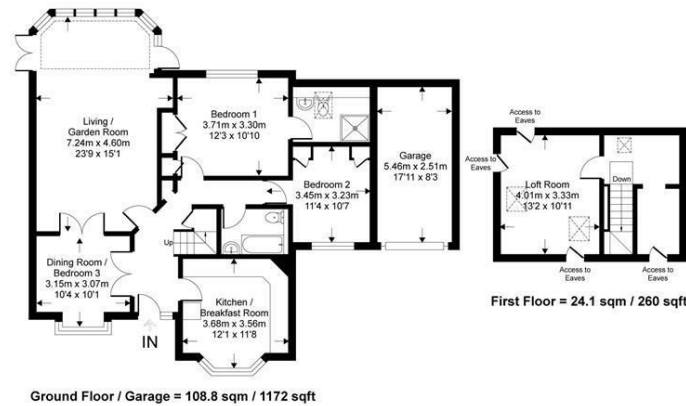





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

### Schroeder Close

Approximate Gross Internal Area = 119.8 sq m / 1290 sq ft  
 Approximate Garage Internal Area = 13.1 sq m / 142 sq ft  
 Approximate Total Internal Area = 132.9 sq m / 1432 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.



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