



Right Choice Estate Agents are pleased to present this exceptional and beautifully maintained link- detached family home, ideally located within the popular Limes Park development.

The ground floor offers a welcoming entrance hallway leading to a spacious living room, a stylish refitted kitchen/dining room, and a convenient cloakroom. On the first floor are three well-proportioned double bedrooms, including a principal bedroom with en-suite, alongside a modern family bathroom. The second floor provides two additional bedrooms and a further bathroom, offering flexible space for larger families, guests, or home working.

Externally, the private, enclosed rear garden offers a retreat for outdoor dining, play, or relaxation, while a garage with power and off-street driveway parking ensures both convenience and practicality.

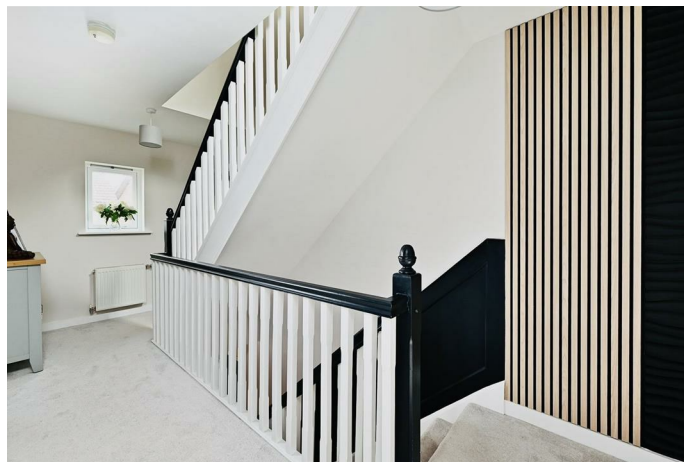
Location: Limes Park is a modern, sought-after development offering stylish homes in a peaceful, well-connected setting with landscaped green spaces. The area is ideal for commuters as it offers excellent transport links including the nearby A340, A339 and A33, as well as great public transport including a fast train service to London Waterloo taking less than an hour. The area also offers easy access to Basingstoke town centre which boasts great shops and restaurants. Residents enjoy a friendly community feel, contemporary design, and convenient proximity to schools, parks, and amenities, making Limes Park a superb place to call home.

Tenure: Freehold.

Local Authority: Basingstoke & Deane Borough Council, Tax Band F

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

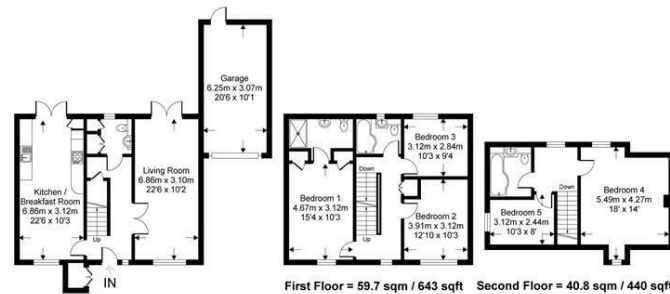




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	82
England & Wales		
	EU Directive 2002/91/EC	

Mailing Way

Approximate Gross Internal Area = 161.3 sq m / 1737 sq ft
Approximate Garage Internal Area = 19.2 sq m / 207 sq ft
Approximate Total Internal Area = 180.5 sq m / 1944 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