



## 9 Marshcourt, Lychpit – RG24 8UY

£525,000 Freehold

DETACHED • FOUR BEDROOM • TWO BATHROOMS • TWO RECEPTIONS • OPEN PLAN KITCHEN/DINER • EN SUITE • GARAGE • UTILITY ROOM • OFF STREET PARKING • GARDEN

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the property  
**explorer**

Set within a quiet and highly desirable cul-de-sac, this impressive four bedroom detached home offers an excellent opportunity for families seeking generous living space and a peaceful setting.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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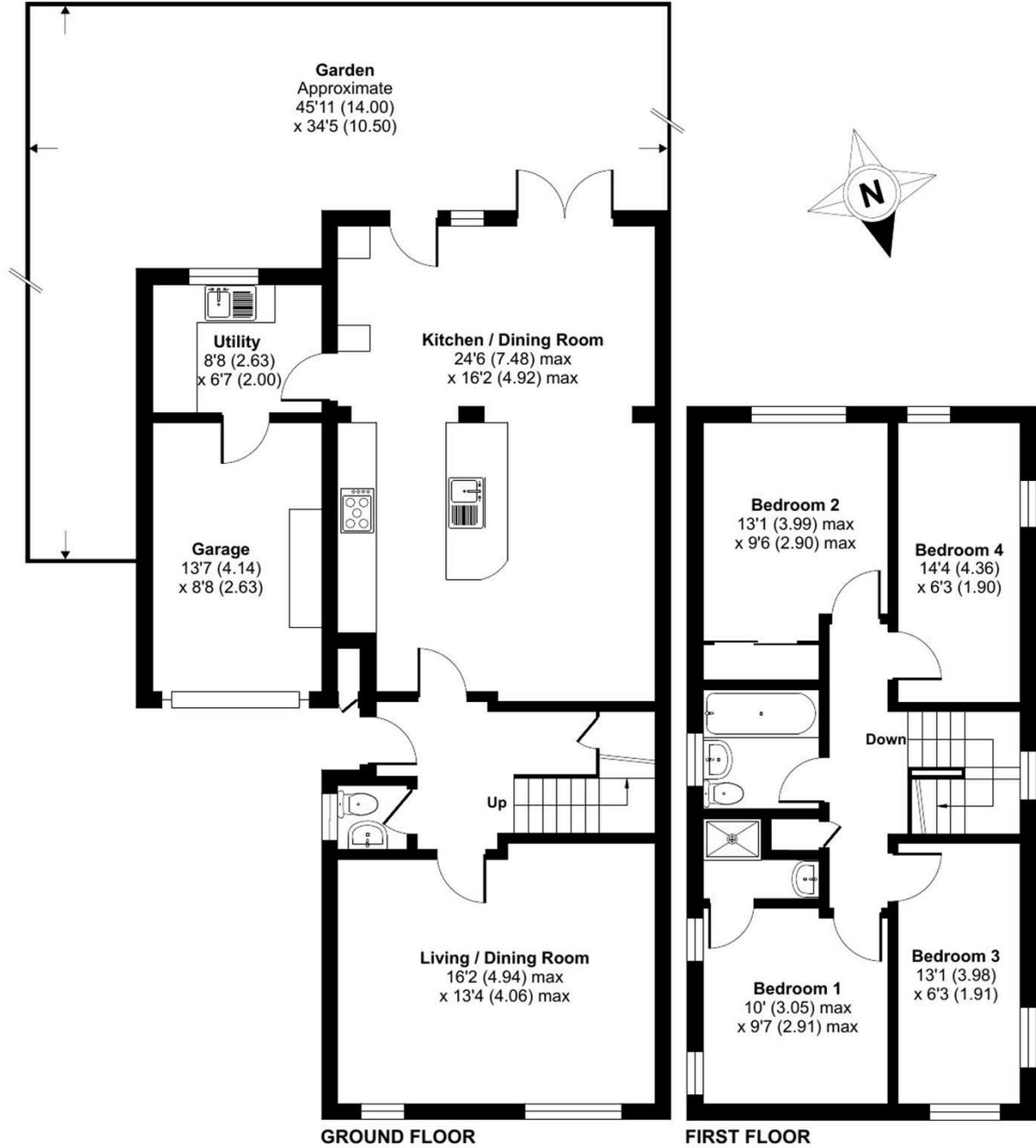
# Marshcourt, Lychpit, Basingstoke, RG24

Approximate Area = 1332 sq ft / 123.7 sq m (excludes store)

Garage = 119 sq ft / 11 sq m

Total = 1451 sq ft / 134.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Property Explorer. REF: 1280736

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