



UNEXPECTEDLY BACK ON THE MARKET DUE TO A COLLAPSED CHAIN 13/06/26 Right Choice Estate Agents are delighted to offer this extended semi detached family home, set in the highly sought after village of Old Basing. The ground floor features a re fitted open plan kitchen and living area with underfloor heating, a separate reception room, utility and w/c. The first floor provides three well proportioned bedrooms and a modern family bathroom. Additional benefits include a generous private rear garden, the property is positioned in a friendly close with communal parking, enhancing both convenience and the strong community feel of the area.

Location: Old Basing offers a peaceful, historic village setting with a wonderfully welcoming atmosphere. The property is just a short walk from top tier local schools, four traditional pubs, village cricket, tennis and bowling clubs, a convenience store, hairdressers, charity shop and a choice of takeaways including Oliver's award winning fish and chips. Transport links are excellent, with easy access to the M3, two railway stations within 3 miles offering direct services to London Waterloo, and regular local bus routes connecting the village to surrounding areas.

Tenure: Freehold

Local Authority: Basingstoke & Deane - Band C

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

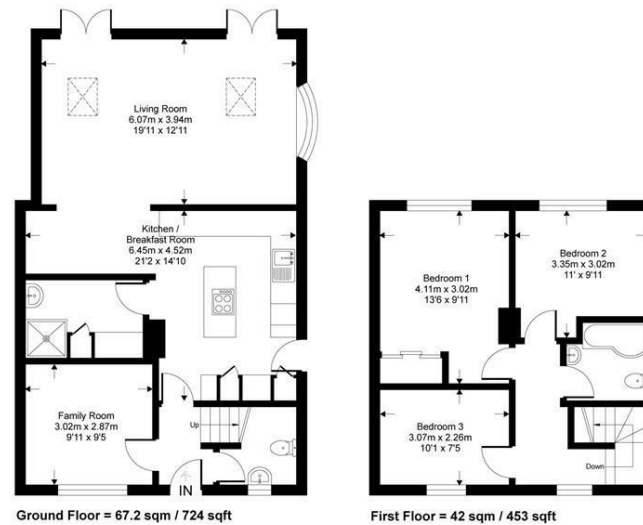




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	74
EU Directive 2002/91/EC		
England & Wales		

Loyalty Lane

Approximate Gross Internal Area = 109.3 sq m / 1177 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