



**\*DEVELOPMENT OPPORTUNITY WITH NO ONWARD CHAIN\***

Right Choice Estate Agents are delighted to offer to the market this fantastic opportunity to purchase a detached property with substantial scope for extension and development, subject to normal planning regulations.

The current bungalow could make a great property with some renovation and moderate alterations.

We also believe the existing property could make a fantastic family home, with the right extensions, subject to normal planning regulations.

There is also the potential to separate the existing plot into two and build another detached dwelling next to the existing property, subject to normal planning regulations. Both properties could share the current access, and both would still be left with a very reasonable garden, to the front and rear.

Location: Situated between Oakley and Overton on the Andover Road the location offers rural living with excellent access to town amenities. Both Overton and Oakley are known for their welcoming community and charming local pubs. There are also highly regarded schools nearby making this an ideal area for families. Basingstoke town centre offers a range of restaurants and shops within festival place and has a fast train service to London Waterloo, taking approximately 45 minutes.

Tenure: Freehold

EPC Rating: E

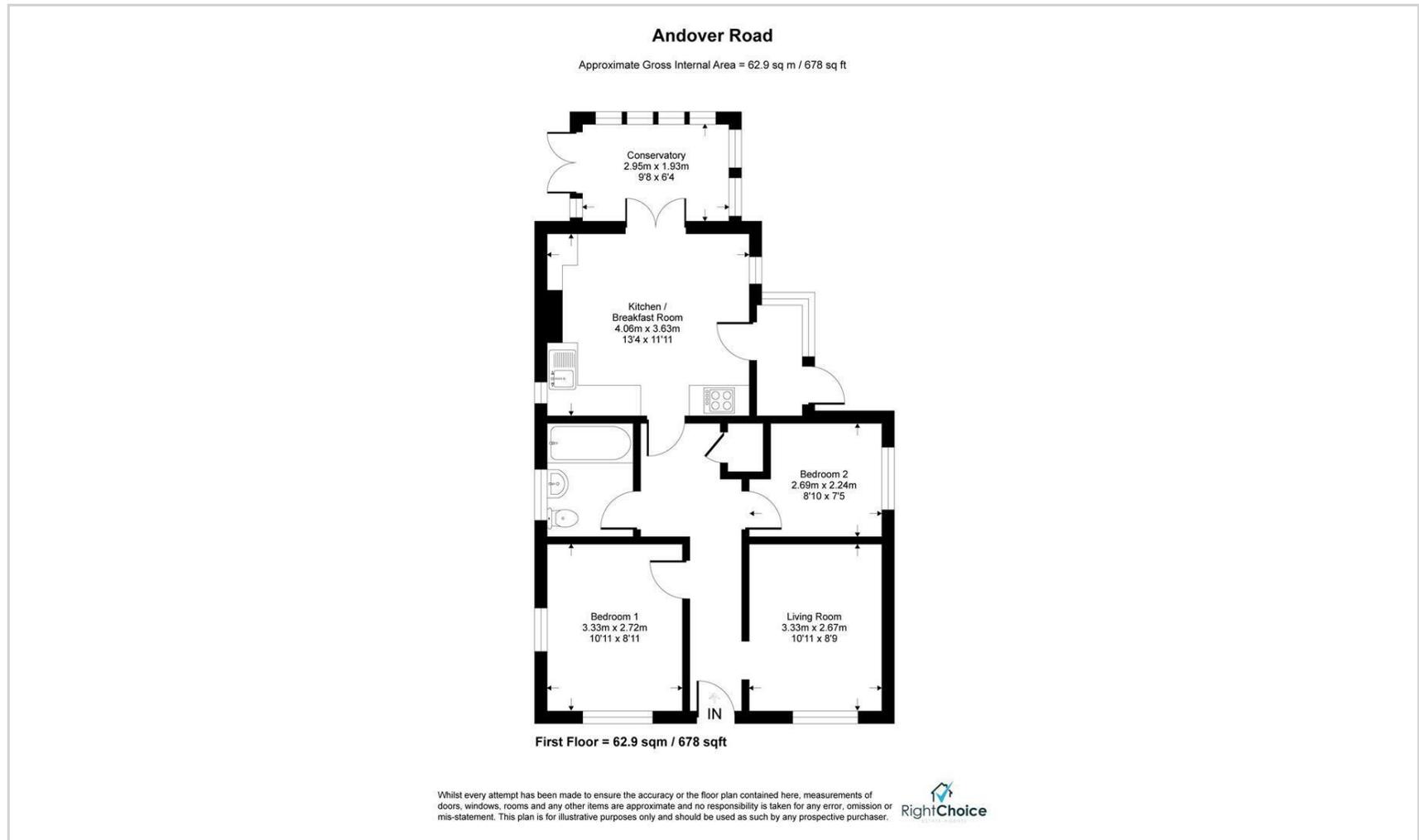
Local Authority: Basingstoke & Deane Borough Council - Band F

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>			75
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	
(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	



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