



Right Choice Estate Agents are delighted to offer to the market this immaculately presented three bedroom semi-detached family home. Located in the popular Rooksdown area the property is ideally situated for schools, commuting and other amenities.

The ground floor accommodation offers a traditional entrance hallway, a spacious lounge, a recently refitted kitchen and a recently refitted W/C.

The first floor provides a recently refitted family bathroom and three bedrooms with the master bedroom benefitting from a generous fitted wardrobe.

Externally the property has a private enclosed rear garden, garage and driveway parking.

Additional benefits of this property are double glazing and gas radiator heating.

EPC Rating: C

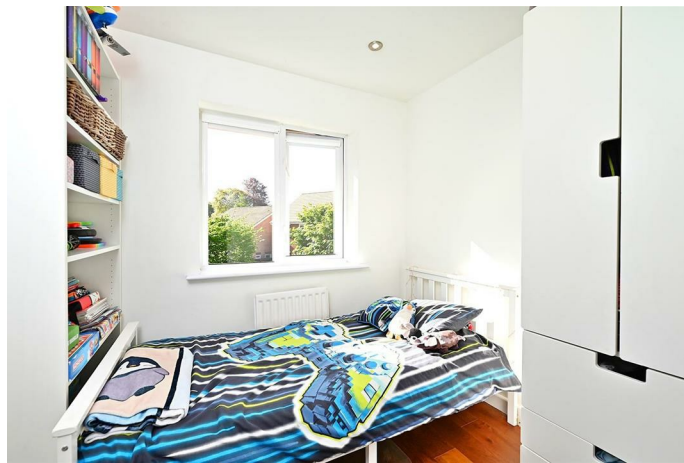
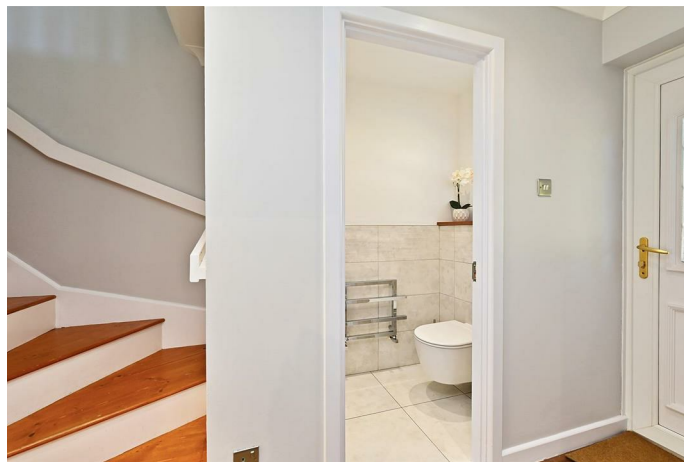
Location: Rooksdown is well located and offers fantastic local schools and shops along with regular bus links into the town centre. The nearby M3 provides an excellent link to London and the South Coast, and the A339 offers links to Newbury.

Tenure: Freehold.

Local Authority: Basingstoke & Deane Borough Council, Tax Band D.

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

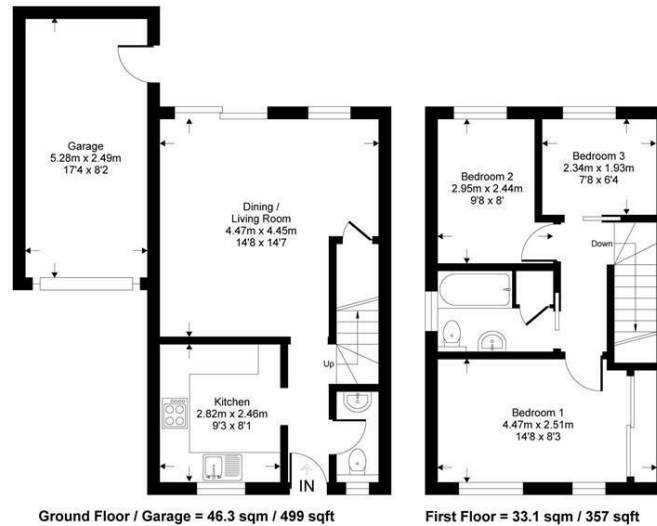




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
England & Wales		

Florence Way

Approximate Gross Internal Area = 66.3 sq m / 714 sq ft
Approximate Garage Internal Area = 13.1 sq m / 142 sq ft
Approximate Total Internal Area = 79.4 sq m / 856 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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