



No Onward Chain Right Choice Estate Agents are delighted to offer to the market this detached bungalow in the highly sought after Foyle Park. The property offers an entrance hallway leading to a living/dining room, kitchen/breakfast room, conservatory, bathroom and three bedrooms. Additional features include a private rear garden, garage and driveway parking.

Location: Cranbourne is a popular and well-established residential area of Basingstoke, offering a convenient location close to the town centre, Festival Place and Basingstoke railway station. The area is well served by local shops, amenities, parks and healthcare facilities, making it an attractive choice for those looking for a comfortable and convenient place to settle. Excellent road links provide easy access to the M3 and surrounding areas, while Basingstoke town centre offers a wide range of shopping, dining and leisure facilities.

Tenure: Freehold

EPC Rating: C

Local Authority: Basingstoke & Deane Borough Council - Band E

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

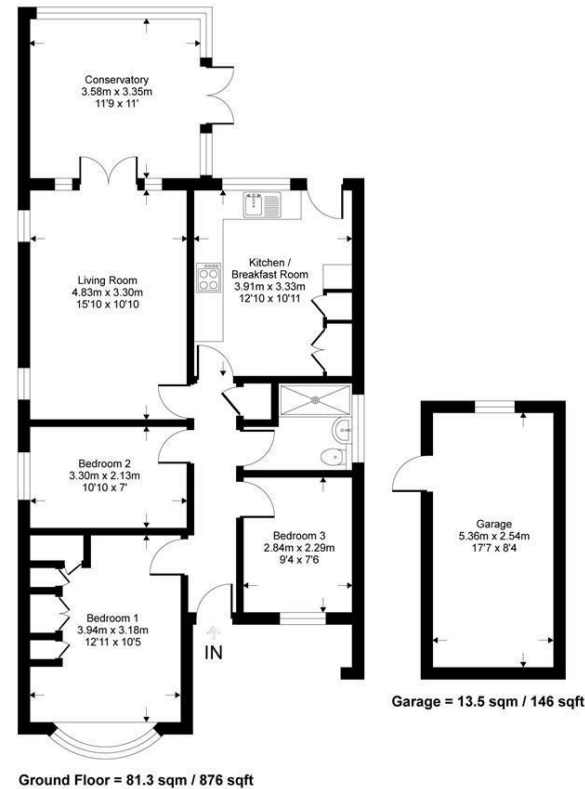




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
EU Directive 2002/91/EC		
England & Wales		

Foyle Park

Approximate Gross Internal Area = 81.3 sq m / 876 sq ft
Approximate Garage Internal Area = 13.5 sq m / 146 sq ft
Approximate Total Internal Area = 94.8 sq m / 1022 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