RightChoice
ESTATE AGENTS

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Sycamore Way, Basingstoke, RG23 8AG

£300,000 Freehold

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NO ONWARD CHAIN Right Choice Estate Agents are delighted to offer to the market this immaculately presented two bedroom end terrace property, located in the popular area of Winklebury.

The ground floor offers an entrance hallway, a spacious refitted kitchen dining room with boiling tap and watersoftener, utility room and a generous lounge.

The first floor benefits from two double bedrooms with fitted wardrobes, a recently refitted bathroom.

Externally, within the private rear garden there is a bespoke cabin separated into a workshop and an office space, which is ideal for anyone looking to work from home. The rear garden also provides an access gate, external power points and an external tap.

Additional benefits include access to communal parking, double glazing and gas radiator heating with new boiler installed in 2026.

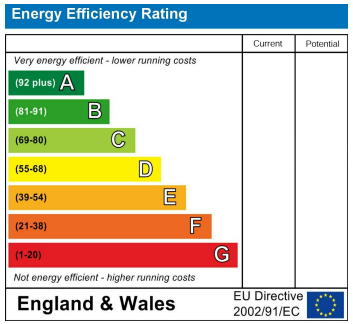
Location: Winklebury is within walking distance of the Basingstoke Leisure Park offering a wide range of activities, such as swimming, ice skating, bowling, cinema and restaurants. The property is within walking distance of Winklebury primary school and less than 3 miles away from the Town Centre, Bus Station and mainline Train Station to London Waterloo providing plenty of options for public transport across Basingstoke and the country. Basingstoke's Town Centre houses the Festival Place Shopping Centre offering shops, restaurants, bars and many other leisure facilities.

Tenure: Freehold

EPC Rating: TBC

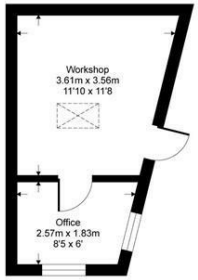
Local Authority: Basingstoke & Deane Borough Council - Band B

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



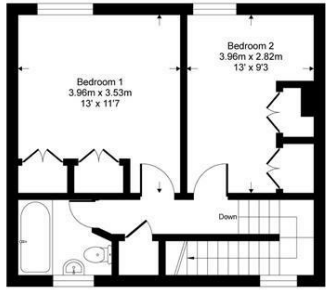
Sycamore Way

Approximate Gross Internal Area = 73.4 sq m / 791 sq ft
Approximate Workshop Internal Area = 16.1 sq m / 174 sq ft
Approximate Total Internal Area = 89.5 sq m / 965 sq ft



Workshop = 16.1 sqm / 174 sqft

Ground Floor = 35.3 sqm / 381 sqft



First Floor = 38 sqm / 410 sqft

Whilst every attempt has been made to ensure the accuracy or 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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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.
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