



\*CLOSED ONWARD CHAIN\* Right Choice Estate Agents are delighted to offer to the market this well presented three bedroom semi-detached family home with fantastic views over a wooded copse. 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 refitted kitchen and a W/C.

The first floor provides a family bathroom and three bedrooms, two of which are ample double rooms, with the master bedroom benefitting from an ensuite shower room.

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

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

EPC Rating: D

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 with no estate charge.

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

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

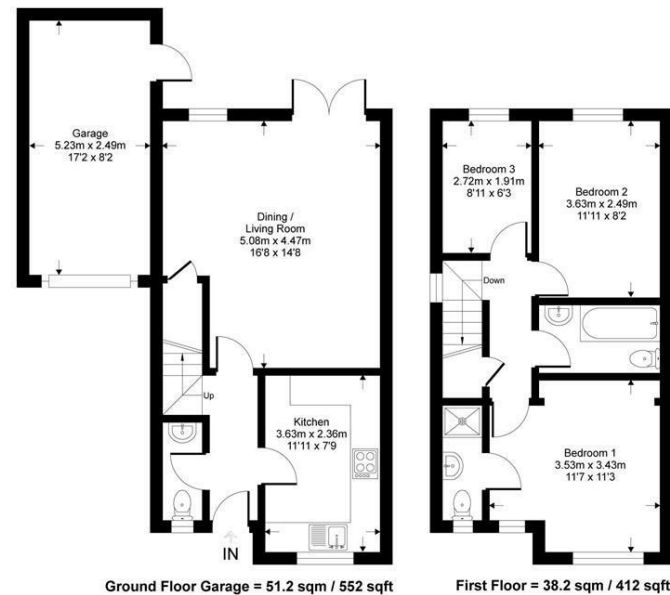





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Florence Way

Approximate Gross Internal Area = 76.5 sq m / 824 sq ft  
 Approximate Garage Internal Area = 13 sq m / 140 sq ft  
 Approximate Total Internal Area = 89.5 sq m / 964 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