



Right Choice Estate Agents are delighted to offer to the market this family home located in the popular Oakridge. The ground floor offers a storage cupboard and stairs leading to the first floor. The first floor comprises a living/dining room, kitchen, bedroom and w/c. The second floor has two bedrooms and a shower room. Additional benefits include gas radiator heating, private rear garden, garage and driveway parking.

Location: Normanton Road is located in the highly sought after area of Oakridge. It is ideally located within walking distance of the town centre, which offers multiple shopping and recreational facilities including Festival Place shopping precinct, Waitrose, the Anvil Concert Hall, Haymarket Theatre and the mainline station, which offers a regular service to London Waterloo in about 45 minutes. Junction 6 of the M3 is within a few minutes' drive

Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band B

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		
England & Wales	EU Directive 2002/91/EC	

Normanton Road

Approximate Gross Internal
Ground Floor = 6.6 sq m / 71 sq ft
First Floor = 51.1 sq m / 550 sq ft
Second Floor = 33.0 sq m / 355 sq ft
Garage = 12.9 sq m / 139 sq ft
Total = 103.6 sq m / 1115 sq ft

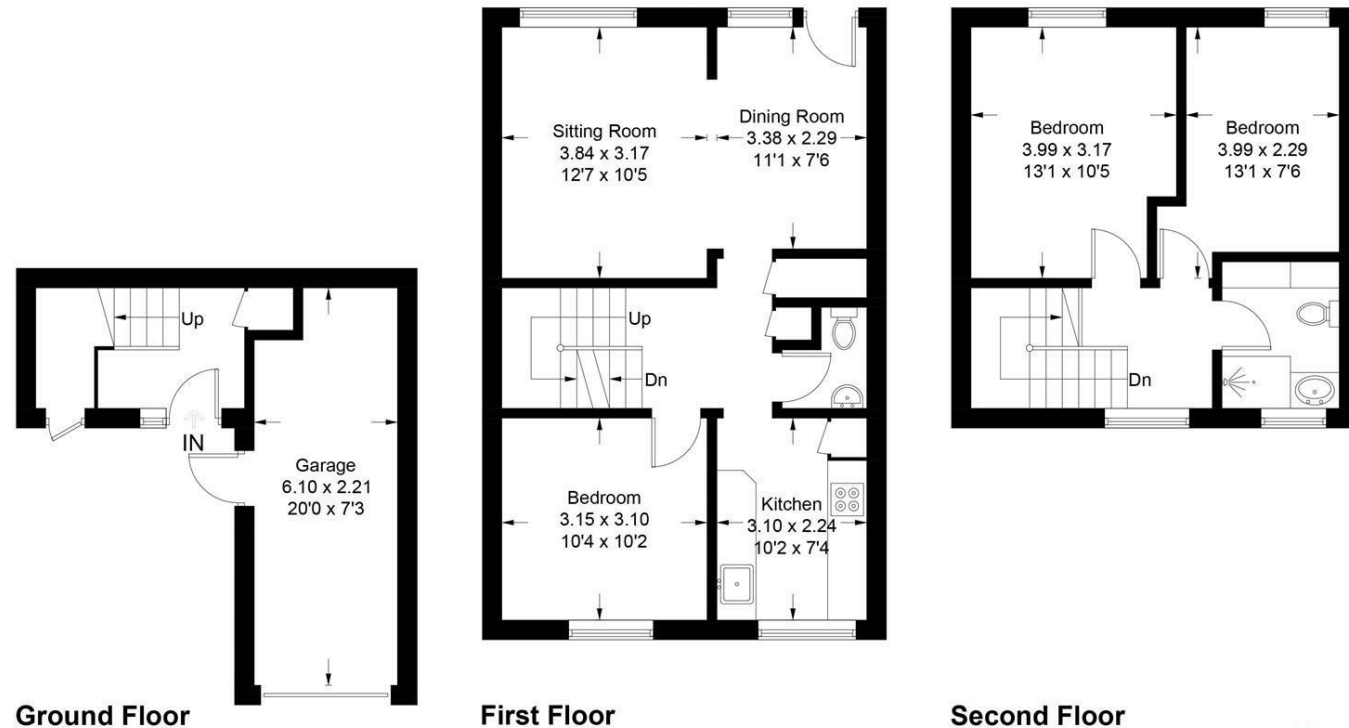


Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1085278)

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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