



Right Choice Estate Agents are delighted to offer to the market WITH NO ONWARD CHAIN this two double bedroom house located in the popular South Ham. The ground floor accommodation offers an entrance hallway leading to a living/dining room and a re fitted kitchen. The first floor benefits from two double bedrooms and a shower room. Additional features include a private rear garden and access to communal parking.

Location: South Ham benefits from a local Dentist, Doctors Surgery, pharmacy, convenience stores, schools, churches, parks and open space all within walking distance. The location benefits from a number of bus stops offering travel links to the Town Centre. Basingstoke Leisure Park is nearby which offers restaurants, cinema, ice rink, swimming centre and bowling alley. Basingstoke's Town Centre houses the Festival Place Shopping Centre and The Malls, and the mainline train station to London Waterloo.

Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band C

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

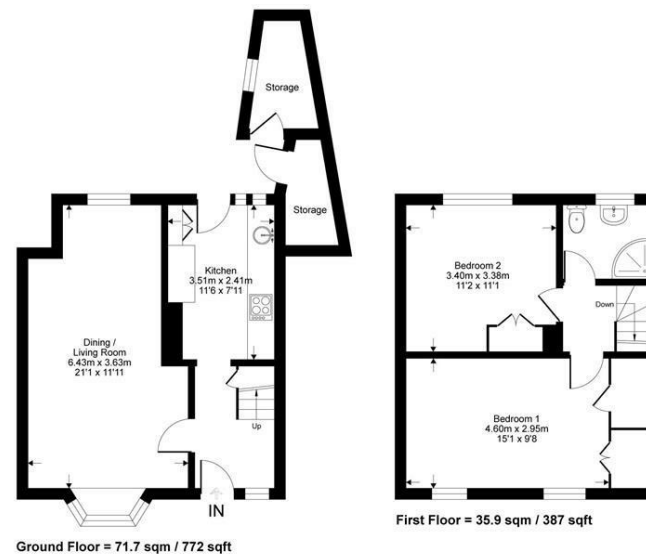




| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>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

### Paddock Road

Approximate Gross Internal Area = 71.7 sq m / 772 sq ft (excludes storages)



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.

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