



Right Choice Estate Agents are delighted to offer to the market with NO ONWARD CHAIN this semi detached family home in the popular Marnel Park. The ground floor benefits from a kitchen, living/dining room and a w/c. The first floor offers two double bedrooms, family bathroom and stairs leading to the master bedroom with en suite. Additional features include a private rear garden, garage and driveway parking.

Location: Marnel Park is located to the north of Basingstoke and offers fantastic local schools and shops along with regular bus links into the town centre. Commuting routes are also a benefit with the M3 & A33 within a short drive.

Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band D

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

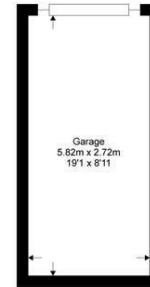




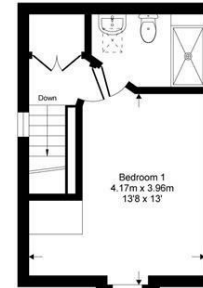
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Englefield Way

Approximate Gross Internal Area = 88.8 sq m / 956 sq ft
Approximate Garage Internal Area = 15.7 sq m / 170 sq ft
Approximate Total Internal Area = 104.5 sq m / 1126 sq ft



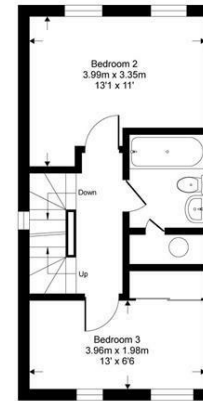
Garage = 15.7 sqm / 170 sqft



Second Floor = 23.2 sqm / 250 sqft



Ground Floor = 32.7 sqm / 353 sqft



First Floor = 32.7 sqm / 353 sqft

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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