



Right Choice Estate Agents are delighted to introduce this three bedroom house, perfectly positioned within the popular community of Merton Rise. The ground floor welcomes you with a re fitted kitchen, comfortable living/dining room and a w/c. The first floor hosts two bedrooms one featuring a re fitted en suite shower room and a modern re fitted family bathroom with stairs leading to the second floor, master bedroom. Externally the property benefits from allocated parking and a private rear garden.

Location: Located on the northern edge of Basingstoke, Merton Rise is a modern, peaceful neighbourhood. With green spaces, play areas, and local schools nearby, it's ideal for families.

Just a short drive from the town centre, with great access to the A33 and M3, the area is perfect for commuters. Shops, parks, and nature walks are all close by, offering a relaxed lifestyle with everything you need within easy reach.

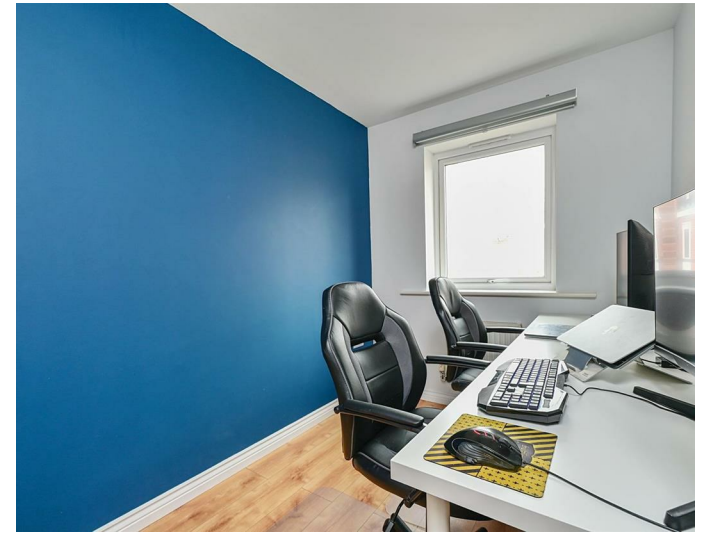
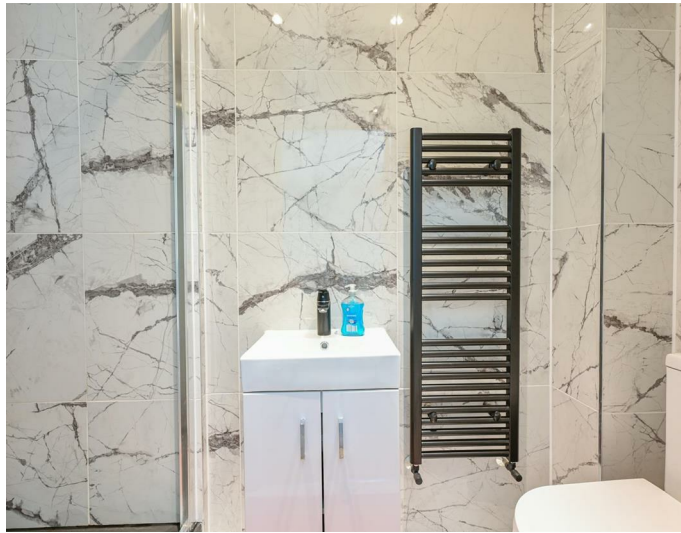
Tenure: Freehold

Estate Charge £169 per annum

Local Authority: Basingstoke & Deane Borough Council - Band D

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

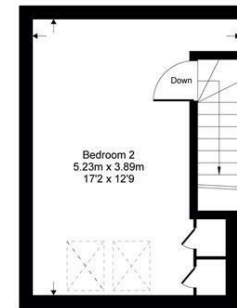




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Charlbury Lane

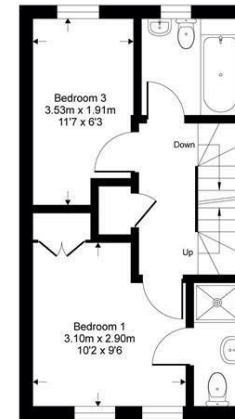
Approximate Gross Internal Area = 77.9 sq m / 839 sq ft



Second Floor = 20.1 sqm / 217 sqft



Ground Floor = 28.8 sqm / 311 sqft



First Floor = 28.8 sqm / 311 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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