



NO ONWARD CHAIN Right Choice Estate Agents are delighted to offer to the market this family home located within a short walk of Basingstoke town centre and train station. The ground floor offers an entrance hallway leading to a kitchen, living/dining room, utility and w/c. The first floor benefits from four bedrooms and a family bathroom. Additional features include a private rear garden and a garage.

Important information: This property has a flat roof and is currently leasehold but the seller has agreed to pay for this to be changed to freehold when the property is sold.

Location: Cole Way is located in the area of Riverdene. It is ideally located within walking distance of schools and the town centre, which offers multiple shopping and recreational facilities including Festival Place shopping precinct, 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

Estate Charge £42pcm

Local Authority: Basingstoke & Deane Borough Council - Band C

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

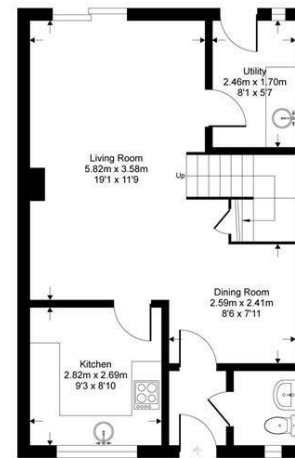
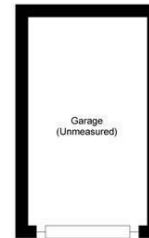




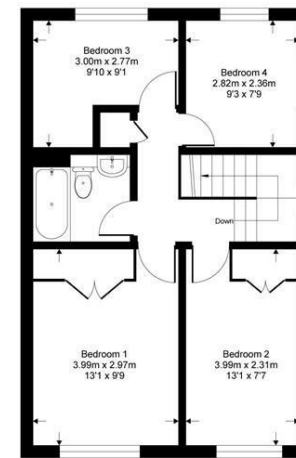
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Colne Way

Approximate Gross Internal Area = 94.3 sq m / 1016 sq ft (excludes garage)



Ground Floor = 47.1 sqm / 508 sqft



First Floor = 47.1 sqm / 508 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. Right Choice Estate Agents is a trading name of Right Property Choice Limited, 72 Beecham Berry, Basingstoke, Hampshire, England, RG224QN, Registered No: 14505100