



NO ONWARD CHAIN Right Choice Estate Agents are delighted to offer to the market this beautifully presented detached bungalow on the highly sought after Berg Estate. The property offers an entrance hallway leading to a refitted open plan living/kitchen area with bi folding doors, four bedrooms, bathroom and a shower room. Additional benefits include a utility, generous private rear garden and driveway parking.

Location: Situated on the esteemed Berg Estate, residents benefit from a peaceful neighbourhood ambiance while being just a short distance from Basingstoke town centre. Local shops, schools, parks, and healthcare facilities are within easy reach, making daily errands and leisure activities convenient. Excellent transport links, including proximity to the M3 motorway and Basingstoke railway station, ensure effortless connectivity to London and beyond.

Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band D

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

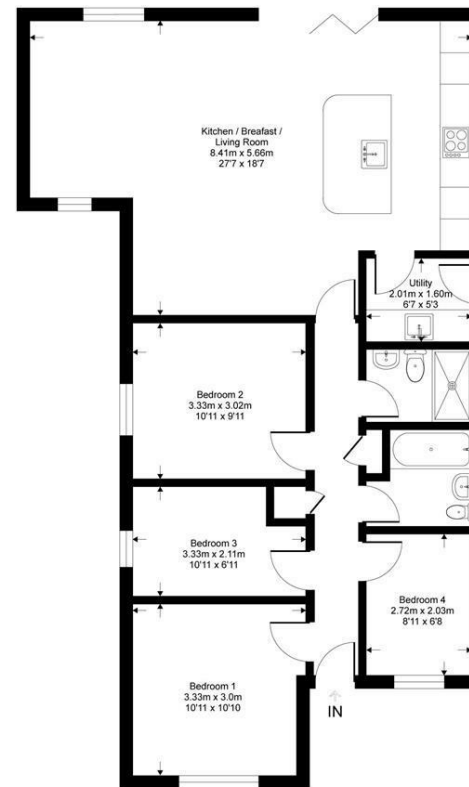




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Challis Close

Approximate Gross Internal Area = 95 sq m / 1023 sq ft



Ground Floor = 95 sqm / 1023 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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