



Right Choice Estate Agents are delighted to offer to the market with NO ONWARD CHAIN this one bedroom home in the popular area of Old Hatch Warren.

The ground floor provides an entrance porch, lounge, refitted kitchen and an understairs storage cupboard.

The first floor benefits from the bedroom with a built wardrobe and a bathroom.

Externally, the property offers allocated parking and a large garden.

Location: Delibes Road is located in the popular Old Hatch Warren area, close to schools, dentists, doctors and other amenities, shops, take away's and parks, great community with bus service and convenient access to the M3 positioned to the south of Basingstoke.

Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band C

EPC Rating: 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		93
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Delibes Road

Approximate Gross Internal Area = 44.6 sq m / 481 sq ft



Ground Floor = 23.4 sqm / 252 sqft



First Floor = 21.2 sqm / 229 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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