



NO ONWARD CHAIN Right Choice Estate Agents are delighted to offer to the market this extended three bedroom family home in the popular area of Winklebury.

The ground floor offers an entrance hallway, w/c, kitchen, living room and a study.

The first floor benefits from three bedrooms (two of which are doubles), a family bathroom with separate w/c, and an airing cupboard.

Gas radiator central heating and double glazing throughout.

Additional features include a private rear garden with patio, raised flower beds and 2 sheds (1 with power & lighting). Access to communal parking.

Location: Winklebury is within walking distance of the Basingstoke Leisure Park offering a wide range of activities, such as swimming, ice skating, bowling, cinema and restaurants. The property is within walking distance of Winklebury primary school and less than 3 miles away from the Town Centre, Bus Station and mainline Train Station to London Waterloo providing plenty of options for public transport across Basingstoke and the country. Basingstoke's Town Centre houses the Festival Place Shopping Centre offering shops, restaurants, bars and many other leisure facilities.

Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band C

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

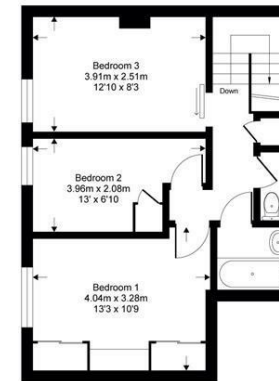




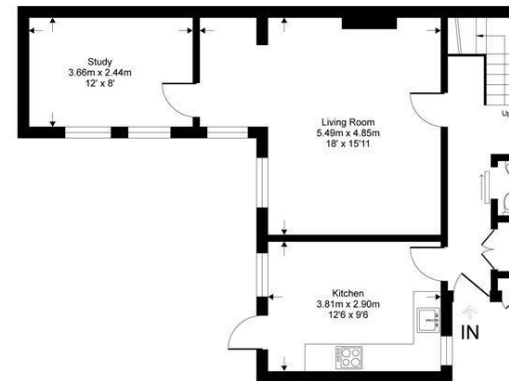
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Woolford Way

Approximate Gross Internal Area = 96.2 sq m / 1036 sq ft



First Floor = 41.6 sqm / 448 sqft



Ground Floor = 54.6 sqm / 588 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