



Right Choice Estate Agents are delighted to offer to the market this two bedroom house in the popular area of Chineham. The ground floor offers a porch, living room and kitchen/dining room. The first floor benefits from two bedrooms and a family bathroom. Additional features include gas central heating, a private rear garden and allocated parking for two vehicles.

Location: Chineham is a popular and well-connected suburb of Basingstoke, offering a fantastic mix of modern convenience and green surroundings. Ideal for families and professionals, it boasts excellent schools, local parks, and the Chineham Shopping Centre for everyday essentials.

With easy access to the A33, M3, and fast trains from Basingstoke to London, Chineham combines peaceful suburban living with great connectivity making it a highly desirable place to call home.

Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band C

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

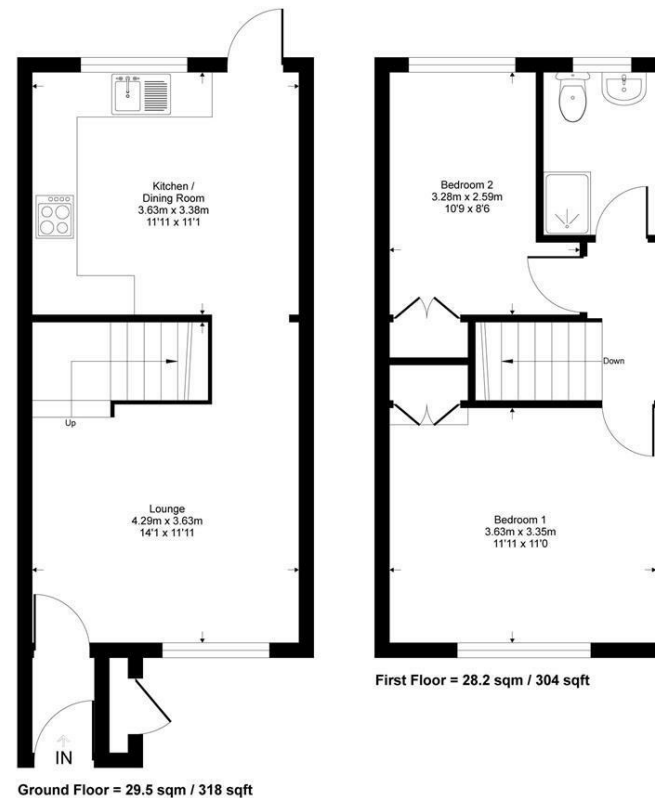




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Southlands Road

Approximate Gross Internal Area = 57 sq m / 614 sq ft (excludes store)



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