





Right Choice Estate Agents are delighted to offer to the market this well presented one bedroom bungalow in the popular area of Winklebury.

The property offers a traditional entrance hallway leading to all rooms and provides access to three large storage cupboards. The accommodation includes a spacious living room, kitchen breakfast room, utility, a generous double bedroom with a built-in wardrobe, bathroom and a separate WC.

The property benefits from a refitted kitchen, a refitted bathroom and separate WC, double glazing and gas radiator heating.

Externally at the front there is a low maintenance enclosed garden and access to communal parking. At the rear there is a low maintenance private garden with a shed for storage, a greenhouse, a covered seating area and a large shed which is currently being used as a bar which is ideal for entertaining.

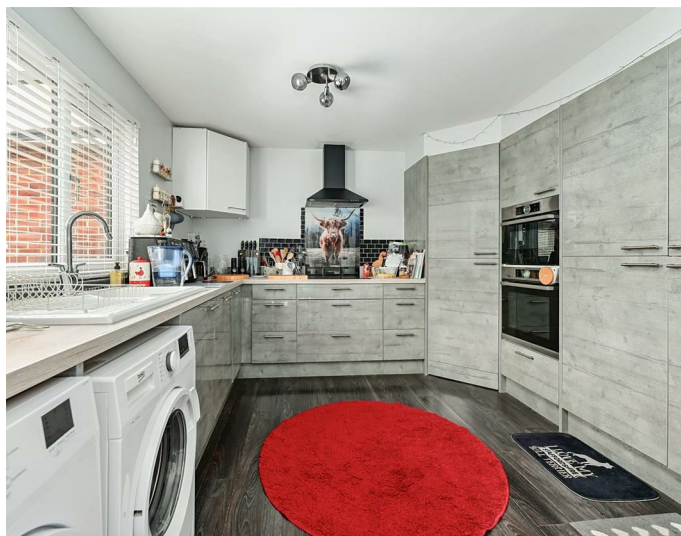
Location: Winklebury is located to the East of Basingstoke and offers easy access to local schools and shops along with bus links into the town centre. Commuting routes are also a benefit with the M3 & A339 within a short drive.

Tenure: Freehold

EPC: TBC

Local Authority: Basingstoke & Deane Borough Council - Band B

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



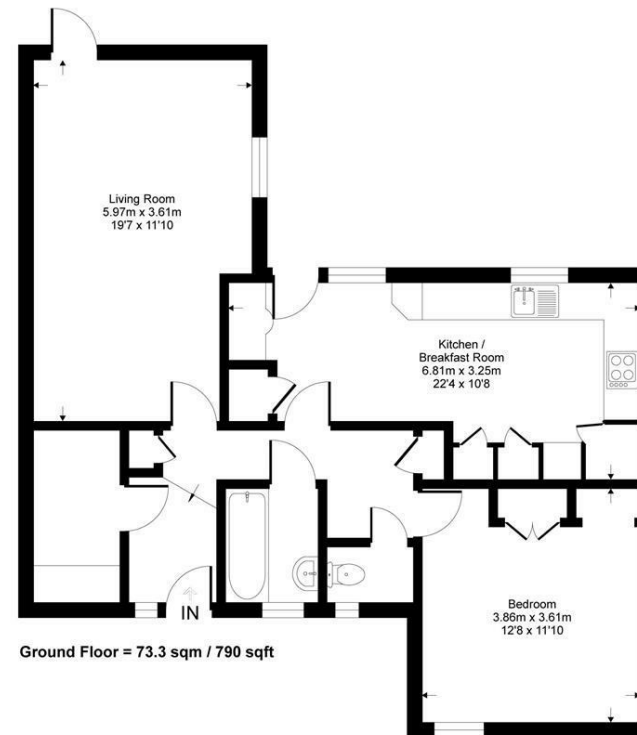




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive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

### Warwick Road

Approximate Gross Internal Area = 73.3 sq m / 790 sq ft



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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