



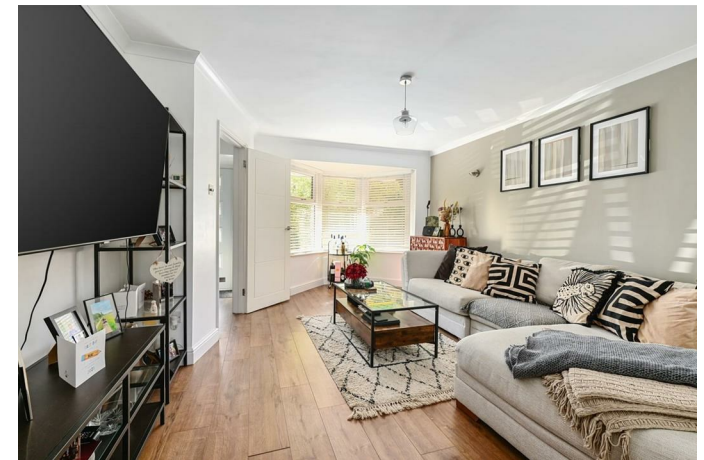
Right Choice Estate Agents are delighted to offer to the market this well presented, detached family home located at the end of a quiet cul de sac in the popular area of Chineham. The ground floor benefits from an entrance hallway leading to a re fitted kitchen/ dining room, living room, study and w/c. The first floor offers three bedrooms and a re fitted family bathroom. Additional features include a private rear sunny garden, partly converted garage and driveway parking.

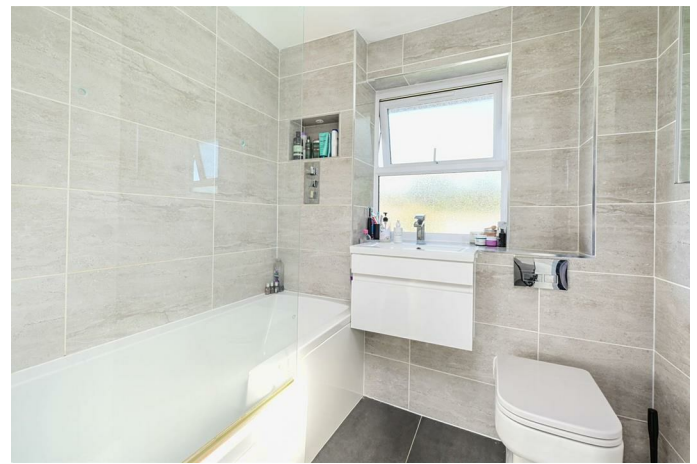
Location: Chineham is a highly sought-after suburb of Basingstoke, offering the perfect blend of modern convenience and peaceful living. With excellent local amenities including a retail park, supermarket, schools, and leisure facilities, Chineham is ideal for families and professionals alike. It boasts superb transport links via the A33, M3, and nearby Basingstoke train station, making commuting to London and surrounding areas quick and easy. With its welcoming community, green open spaces, and well-kept residential areas, Chineham offers a fantastic quality of life.

Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band D

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

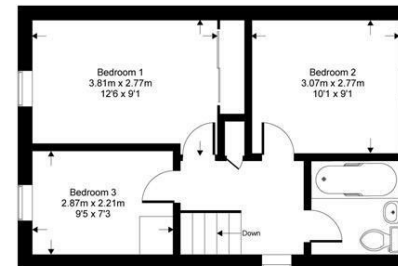




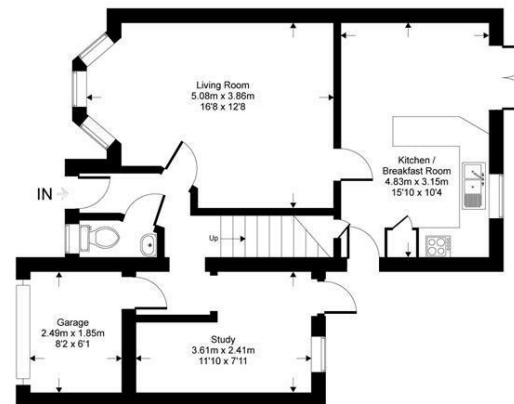
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	79
EU Directive 2002/91/EC		
England & Wales		

Catkin Close

Approximate Gross Internal Area = 85.6 sq m / 922 sq ft
 Approximate Gross Internal Area = 4.6 sq m / 50 sq ft
 Approximate Gross Internal Area = 90.2 sq m / 972 sq ft



First Floor = 36.5 sqm / 393 sqft



Ground Floor / Garage = 53.7 sqm / 579 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