



Right Choice Estate Agents are delighted to offer to the market this two-bedroom semi-detached property located within the popular Sherborne Fields Development.

The ground floor is comprised of a traditional entrance hallway leading to a W/C and living room with stairs to the first-floor landing. The living room benefits from an understairs cupboard and provides access to a fitted kitchen, the kitchen boasts a range of integrated appliances and provides access to the garden.

The first-floor benefits from a family bathroom two double bedrooms, one of which offers a built-in desk/dressing table and a fitted cupboard, and the other boasts a range of Sharps fitted wardrobes, currently under guarantee.

Externally, the property offers an enclosed rear garden and driveway parking for two to three vehicles located to the left of the property and there is additional communal parking nearby.

Location: Sherborne Fields is located to the north 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 & A33 within a short drive.

Tenure: Freehold but with an annual estate charge which was £106.87 for 2025

EPC Rating - B

Local Authority: Basingstoke & Deane Borough Council - Band C

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

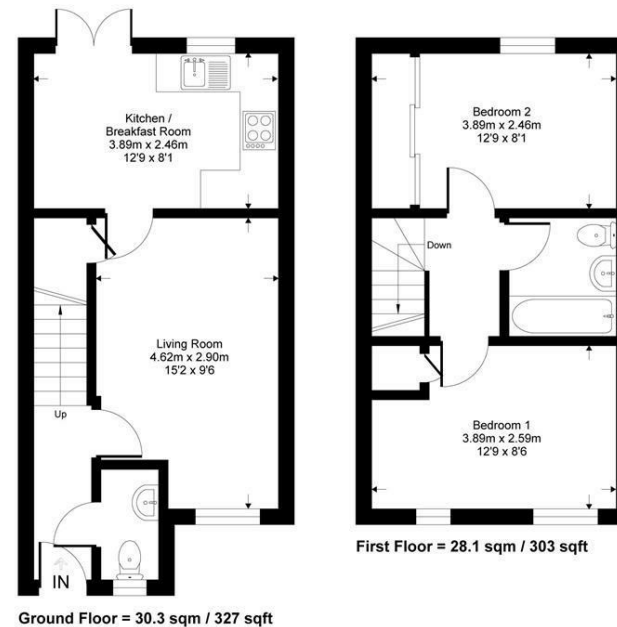




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

St Hilda Gardens

Approximate Gross Internal Area = 58.5 sq m / 630 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. Right Choice Estate Agents is a trading name of Right Property Choice Limited, 72 Beecham Berry, Basingstoke, Hampshire, England, RG224QN, Registered No: 14505100