



No Onward Chain Right Choice Estate Agents are pleased to present this end-of-terrace family home, an excellent opportunity for those seeking a property with potential or a renovation project. The ground floor boasts an entrance hallway leading to two reception rooms, kitchen and a shower room. The first floor benefits from three bedrooms. Additional features include a generous rear garden, garage and driveway parking. Viewing is highly recommended to avoid disappointment.

Location: Old Kempshott Lane gives you easy access to M3 junction 7, A303, A30 and with main line railway to London Waterloo situated in nearby Basingstoke town centre. Retail parks are close to hand with the main shopping centre Festival Place a short drive away offering diverse shopping and restaurant dining.

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			81
(81-91) B			
(69-80) C			
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Old Kempshott Lane

Approximate Gross Internal Area = 71 sq m / 765 sq ft
Approximate Garage Internal Area = 17.5 sq m / 189 sq ft
Approximate Total Internal Area = 88.5 sq m / 954 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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