



No Onward Chain Right Choice Estate Agents are delighted to offer to the market this end of terrace family home in the popular area of Black Dam. The ground floor offers an entrance hallway, fitted kitchen/breakfast room, living/dining room and w/c. The first floor benefits from four well proportioned bedrooms and a family bathroom. Additional features include a private rear garden and access to communal parking and ample storage.

Location: Black Dam, Basingstoke is a well-established residential area, popular with families and commuters alike. It offers a mix of spacious homes set within welcoming residential streets, with excellent local amenities including schools, shops, and green spaces. The area benefits from superb transport links, with easy access to the M3 and just minutes from Basingstoke town centre and railway station, making it ideal for those seeking convenience and community.

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	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Ruben's Close

Approximate Gross Internal Area = 112.7 sq m / 1214 sq ft



First Floor = 56.3 sqm / 607 sqft



Ground Floor = 56.3 sqm / 607 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.

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