



Sold Prior To Marketing Right Choice Estate Agents are delighted to offer to the market with no onward chain this semi detached family home in the popular Marnel Park. The ground floor benefits from an entrance hallway, kitchen/dining room, living room and w/c. The first floor offers three bedrooms the master of which has an en suite shower room and a bathroom. Additional features include a private rear garden, garage and driveway parking.

Location: Marnel Park, Basingstoke is a modern, family-friendly development offering a perfect blend of suburban comfort and convenience. Located just north of Basingstoke town centre, it features attractive contemporary homes, well-kept green spaces, and excellent local amenities. Families enjoy easy access to good schools, play areas, and nearby countryside walks, while commuters benefit from quick links to the A33, M3, and Basingstoke train station for fast London connections. With a welcoming community and a peaceful setting, Marnel Park is an ideal place to call home.

Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band D

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

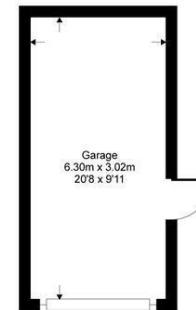




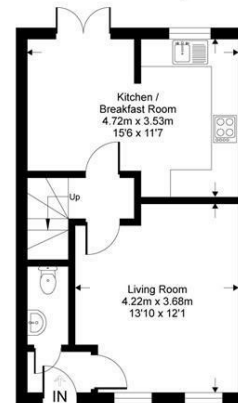
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Kew Close

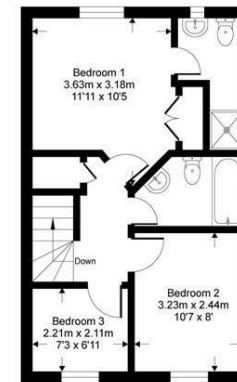
Approximate Gross Internal Area = 74.6 sq m / 804 sq ft
Approximate Garage Internal Area = 19 sq m / 205 sq ft
Approximate Total Internal Area = 93.6 sq m / 1009 sq ft



Garage = 19 sqm / 205 sqft



Ground Floor = 37.3 sqm / 402 sqft



First Floor = 37.3 sqm / 402 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