





**\*NO ONWARD CHAIN\*** Right Choice Estate Agents are delighted to offer to the market with no onward chain, this two double bedroom period property located within the Worting area.

The ground floor offers a dining room and lounge with modern and period features including an open fire place and log burner. In addition there is a well appointed kitchen, rear entrance hallway leading to a refitted bathroom and conservatory, which gives access to the garden.

The first-floor benefits from two generous double bedrooms.

Additional features include gas central heating, double glazing, private enclosed garden and access to communal parking.

**Location:** Worting is located to the East of Basingstoke and provides easy access to the A339 and B3400. The location also offers easy access to local schools and shops along with bus links into the town centre.

**Tenure:** Freehold

**EPC Rating:** D

**Local Authority:** Basingstoke & Deane Borough Council - Band C

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





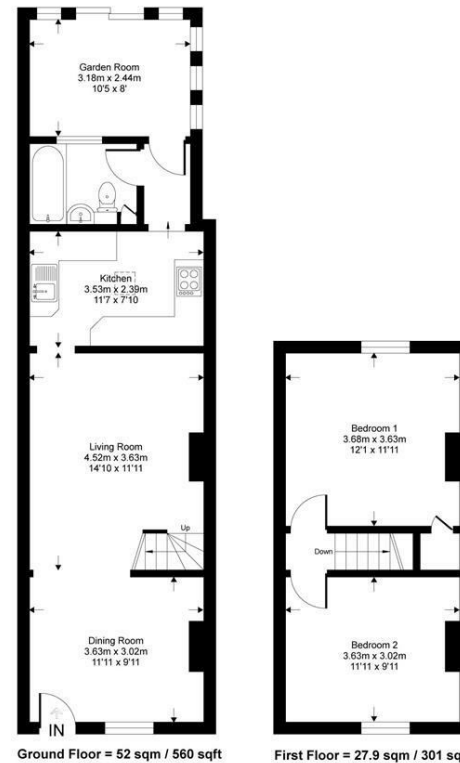




| Energy Efficiency Rating                    |           |                                                                                                           |
|---------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                 |
| Very energy efficient - lower running costs |           |                                                                                                           |
| (92 plus) <b>A</b>                          |           | <b>84</b>                                                                                                 |
| (81-91) <b>B</b>                            |           |                                                                                                           |
| (69-80) <b>C</b>                            |           |                                                                                                           |
| (55-68) <b>D</b>                            | <b>63</b> |                                                                                                           |
| (39-54) <b>E</b>                            |           |                                                                                                           |
| (21-38) <b>F</b>                            |           |                                                                                                           |
| (1-20) <b>G</b>                             |           |                                                                                                           |
| Not energy efficient - higher running costs |           |                                                                                                           |
| England & Wales                             |           | EU Directive 2002/91/EC  |

### Eastview

Approximate Gross Internal Area = 79.9 sq m / 861 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