



Right Choice Estate Agents are delighted to offer to market this three bedroom end terrace family home. The property offers flexible accommodation with the option of four bedrooms or having an ideal space on the ground floor for a second lounge or a space that could be used to work from home.

The ground floor is comprised of an entrance hallway, shower room, double bedroom and a large reception room.

The first floor offers a fitted kitchen dining room and a generous living room.

The second floor benefits from a refitted shower room and two double bedrooms.

Externally to the rear, the property boasts an enclosed garden which has gates to driveway parking and a large shed. There is also access to additional communal parking.

Additional features include double glazing and gas radiator heating.

Location: Popley is a popular residential area just north of Basingstoke town centre, offering a great mix of homes ideal for families, first-time buyers, and investors alike. The area boasts good local schools, shops and green spaces.

With convenient access to the A33, M3, and regular bus routes, plus nearby parks, and healthcare services, Popley combines suburban comfort with excellent connectivity to Basingstoke and beyond.

Tenure: Freehold

Energy Performance Certificate Rating: D

Local Authority: Basingstoke & Deane Borough Council: Band C

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

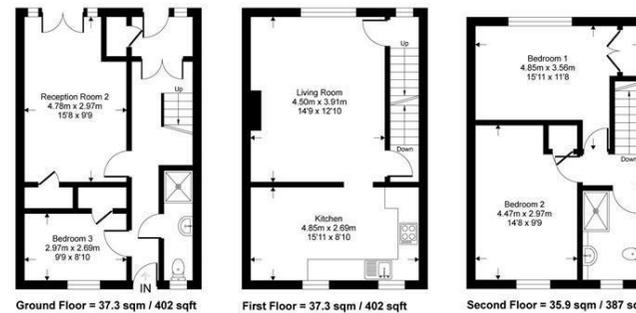




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

### Selby Walk

Approximate Gross Internal Area = 110.6 sq m / 1191 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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