



COMPLETE ONWARD CHAIN Right Choice Estate Agents are delighted to offer to the market this three bedroom family home. Located in the popular Riverdene estate the property offers easy access to Basingstoke town centre and mainline railway station.

The ground floor comprises of an entrance hallway, a generous lounge, refitted kitchen diner and w/c.

The first floor benefits from three bedrooms two of which are spacious double rooms and a family bathroom.

Externally, the property offers an open plan front garden, an enclosed rear garden with a large shed and rear access gate. In addition, there is a garage in a nearby block and access to communal parking.

Location: Kennet Way is located in the popular Riverdene estate. It is ideally located within walking distance of schools and the town centre, which offers multiple shopping and recreational facilities including Festival Place, the Anvil Concert Hall, Haymarket Theatre and the mainline station, which offers a regular service to London Waterloo taking approximately 45 minutes. In addition, Junction 6 of the M3 is within a few minutes drive.

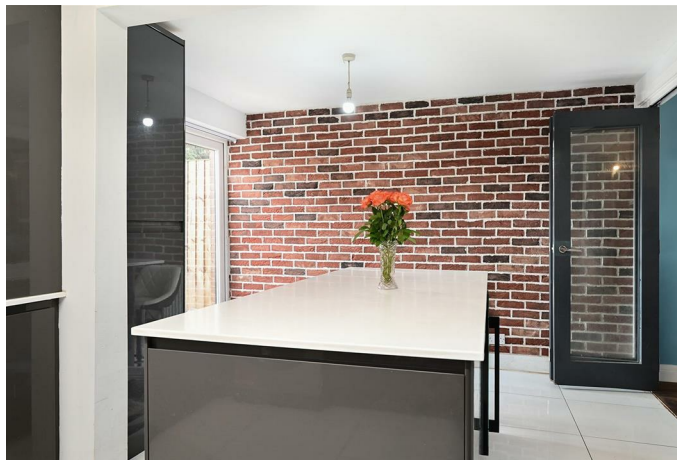
Tenure: Leasehold with over 900 years remaining on the current lease

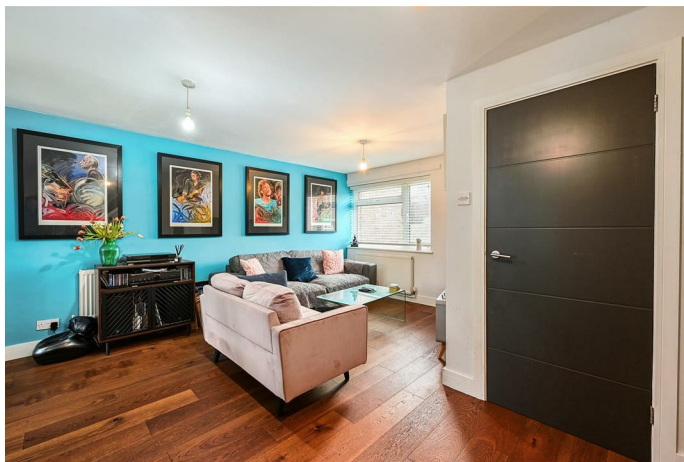
Estate Charge £42pcm


EPC Rating - E

Local Authority: Basingstoke & Deane Borough Council - Band C

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

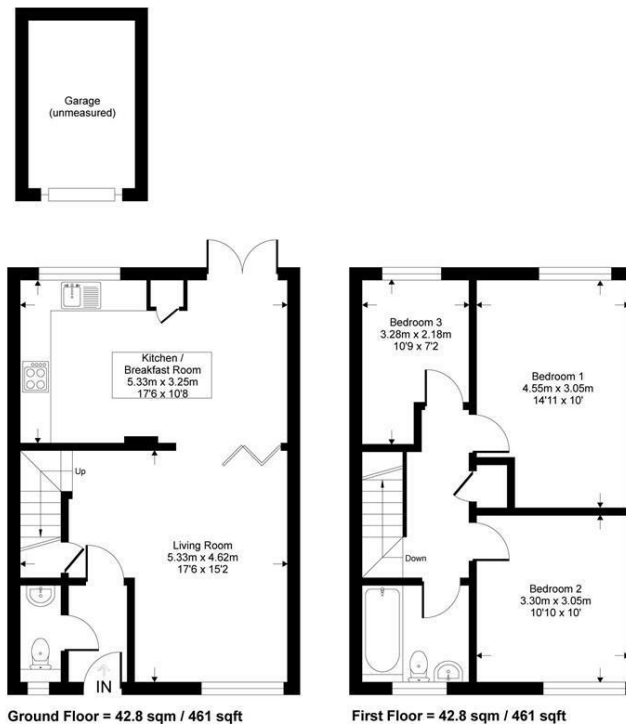




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Kennet Close

Approximate Gross Internal Area = 85.6 sq m / 922 sq ft (excludes garage)



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