



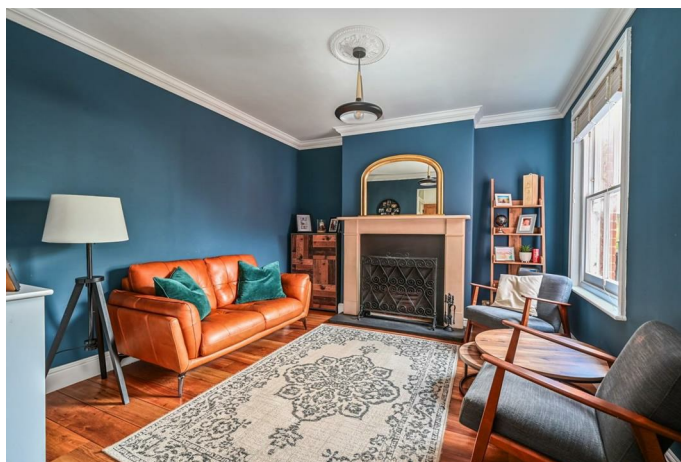
Right Choice Estate Agents are delighted to introduce this elegant semi-detached family residence, ideally positioned on the highly regarded Fairfields Road. The ground floor offers beautifully proportioned and versatile living space with three reception rooms, including one with a feature open fireplace and another with a charming wood burner, complemented by a fitted kitchen and shower room. The upper floors provide three generous bedrooms, a stylish family bathroom, and access to a fourth bedroom on the second floor. Further highlights include a private rear garden, driveway parking, and residents' and visitors' permit parking where applicable.

Location: Fairfields is a well-established and highly regarded residential area of Basingstoke, known for its attractive period homes and convenient location. The area offers excellent access to the town centre, mainline railway station, and major road links, while also being close to well-regarded schools, local amenities, and green spaces making it a popular choice for families and professionals alike.

Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band E

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

59

77

Fairfield's Road

Approximate Gross Internal Area = 152.5 sq m / 1642 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