



Right Choice Estate Agents are delighted to offer to the market this two bedroom property located within the popular Spiers Meadow.

The ground floor is comprised of an entrance hallway leading to a dual aspect open plan living/kitchen/ dining room with integrated appliances. A rear entrance hallway provides access to a w/c and the private enclosed rear garden.

The first-floor benefits from two generous double bedrooms and a family bathroom.

Externally, the property offers an enclosed rear garden and allocated parking for two to three vehicles situated to the rear of the property. Further benefits include rear access from the parking area to the garden, gas radiator heating and double glazing.

Location: Spiers Meadow is located to the north of Basingstoke and offers easy access to local schools and shops along with bus links into the town centre. Commuting routes are also a benefit with the M3 & A33 within a short drive.

Tenure: Freehold but with an annual estate charge of £96.16

Local Authority: Basingstoke & Deane Borough Council - Band C

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

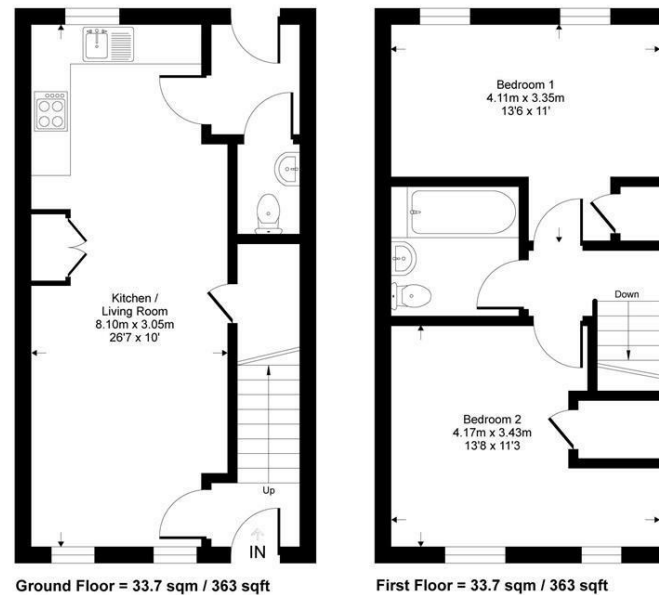




| Energy Efficiency Rating                                  |           |           |
|-----------------------------------------------------------|-----------|-----------|
|                                                           | Current   | Potential |
| Very energy efficient - lower running costs               |           |           |
| (92 plus) <b>A</b>                                        |           | <b>96</b> |
| (81-91) <b>B</b>                                          |           |           |
| (69-80) <b>C</b>                                          | <b>83</b> |           |
| (55-68) <b>D</b>                                          |           |           |
| (39-54) <b>E</b>                                          |           |           |
| (21-38) <b>F</b>                                          |           |           |
| (1-20) <b>G</b>                                           |           |           |
| Not energy efficient - higher running costs               |           |           |
| England & Wales<br><small>EU Directive 2002/91/EC</small> |           |           |

### Hutchins Way

Approximate Gross Internal Area = 67.4 sq m / 726 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