



Right Choice Estate Agents are delighted to offer to the market this 3 bedroom end terrace family home. Located near Basingstoke town centre, this property would be ideal for any commuter looking to take advantage of Basingstoke's fast train service to London Waterloo.

The ground floor provides a traditional entrance hallway, W/C, living room, dining room, a refitted kitchen and conservatory which provides access to the rear garden.

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

Externally, the property offers an enclosed front garden and a private rear garden with double gates providing vehicle access and driveway parking for two cars.

Location: Mortimer Lane is located near the centre of Basingstoke and is just approximately a five to ten minute walk from the town centre which offers diverse shopping and restaurant dining within Festival Place. The town centre also provides a Bus Station and Railway Station with a Main Line service to London Waterloo. The central position provides easy access to the A339 and M3 junction 6.

Tenure: Freehold

EPC Rating: D

Local Authority: Basingstoke & Deane Borough Council - Band C

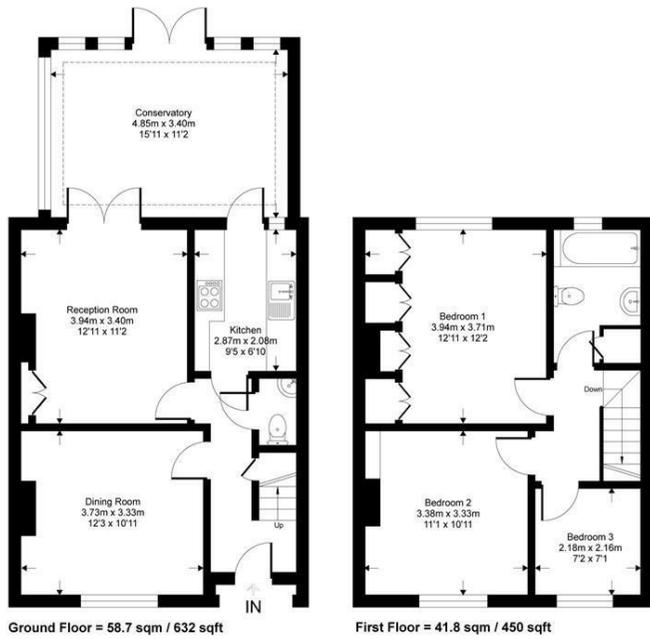
Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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		

Mortimer Lane
Approximate Gross Internal Area = 100.5 sq m / 1082 sq ft



Ground Floor = 58.7 sqm / 632 sqft

First Floor = 41.8 sqm / 450 sqft

Conservatory: 4.85m x 3.40m (15'11" x 11'2")

Reception Room: 3.94m x 3.40m (12'11" x 11'2")

Kitchen: 2.87m x 2.08m (9'5" x 6'10")

Dining Room: 3.73m x 3.33m (12'3" x 10'11")

Bedroom 1: 3.94m x 3.71m (12'11" x 12'2")

Bedroom 2: 3.38m x 3.33m (11'1" x 10'11")

Bedroom 3: 2.18m x 2.16m (7'2" x 7'1")

Energy Rating: **78** (Current) / **59** (Potential)

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.



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