



Right Choice Estate Agents are delighted to offer to the market this two bedroom end terrace property, located in the popular area of Winklebury.

The ground floor provides an entrance hallway, a spacious refitted kitchen dining room, utility, generous lounge and conservatory.

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

Externally, the property offers a private rear garden with a rear access gate leading to communal parking.

Location: Winklebury is within walking distance of the Basingstoke Leisure Park offering a wide range of activities, such as swimming, ice skating, bowling, cinema and restaurants. The property is within walking distance of Winklebury primary school and less than 3 miles away from the Town Centre, Bus Station and mainline Train Station to London Waterloo providing plenty of options for public transport across Basingstoke and the country. Basingstoke's Town Centre houses the Festival Place Shopping Centre offering shops, restaurants, bars and many other leisure facilities.

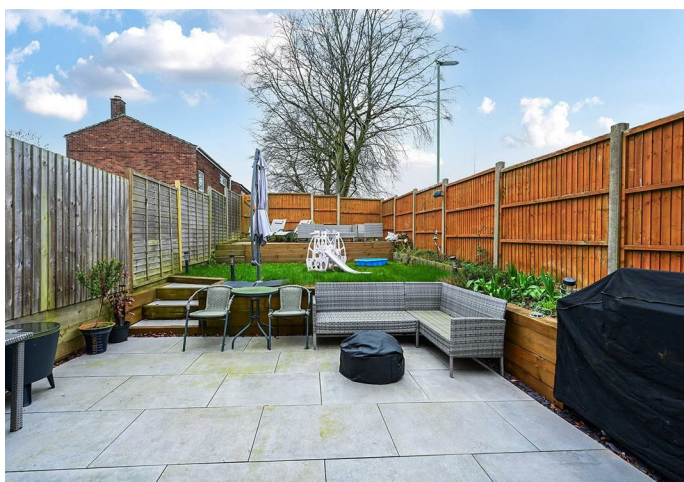
Tenure: Freehold

EPC Rating: D

Local Authority: Basingstoke & Deane Borough Council - Band B

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

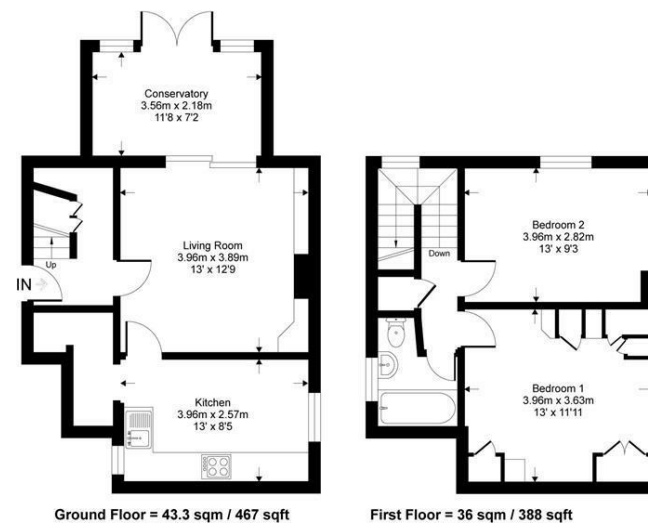




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	75
EU Directive 2002/91/EC		
England & Wales		

Sycamore Way

Approximate Gross Internal Area = 79.4 sq m / 855 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.

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