



Right Choice Estate Agents are delighted to offer to the market this extended, semi detached family home in the popular village of Old Basing. The ground floor offers an open plan re fitted kitchen/living area, reception room, utility and w/c. The first floor benefits from three bedrooms and a family bathroom. Additional features include a generous private rear garden and access to communal parking.

Location: Old Basing is a sought-after historic village offering a peaceful, semi-rural feel with charming homes, village greens and riverside walks. Set on the edge of Basingstoke, it combines countryside living with excellent access to shops, schools, transport links and commuter routes ideal for those wanting village charm without sacrificing convenience.

Tenure: Freehold

Local Authority: Basingstoke & Deane - Band C

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

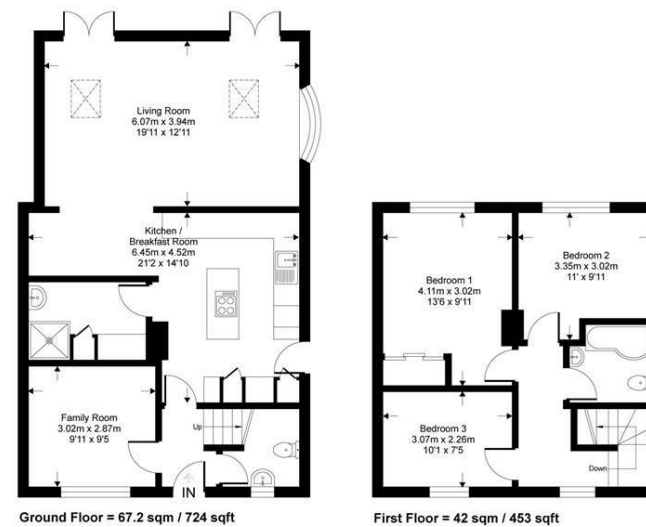




| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</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 |         |           |
|                                             | 61      | 74        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

### Loyalty Lane

Approximate Gross Internal Area = 109.3 sq m / 1177 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