



DEVELOPMENT OPPORTUNITY WITH NO ONWARD CHAIN

Right Choice Estate Agents are delighted to offer to the market this fantastic opportunity to purchase a detached property with substantial scope for extension and development, subject to normal planning regulations.

The current bungalow could make a great property with some renovation and moderate alterations.

We also believe the existing property could make a fantastic family home, with the right extensions, subject to normal planning regulations.

There is also the potential to separate the existing plot into two and build another detached dwelling next to the existing property, subject to normal planning regulations. Both properties could share the current access, and both would still be left with a very reasonable garden, to the front and rear.

Location: Situated between Oakley and Overton on the Andover Road the location offers rural living with excellent access to town amenities. Both Overton and Oakley are known for their welcoming community and charming local pubs. There are also highly regarded schools nearby making this an ideal area for families. Basingstoke town centre offers a range of restaurants and shops within festival place and has a fast train service to London Waterloo, taking approximately 45 minutes.

Tenure: Freehold

EPC Rating: E

Local Authority: Basingstoke & Deane Borough Council - Band F

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

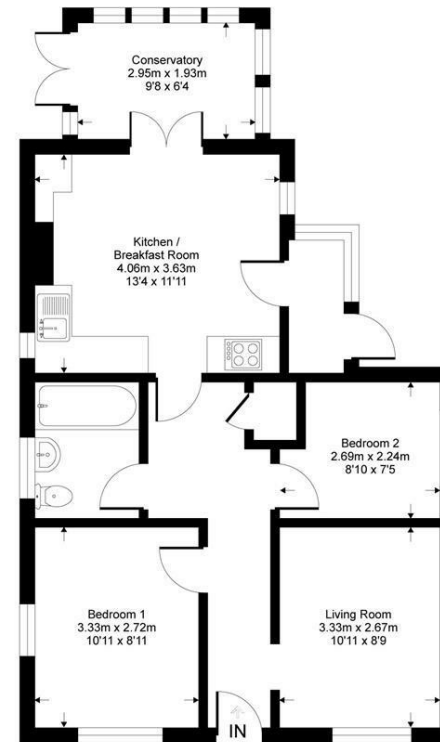




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Andover Road

Approximate Gross Internal Area = 62.9 sq m / 678 sq ft



First Floor = 62.9 sqm / 678 sqft

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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