



CLOSED ONWARD CHAIN 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.

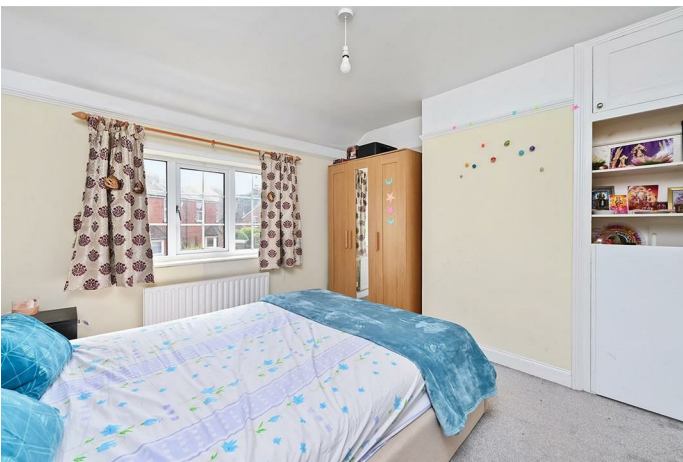
Tenure: Freehold

EPC Rating: D

Local Authority: Basingstoke & Deane Borough Council - Band C

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

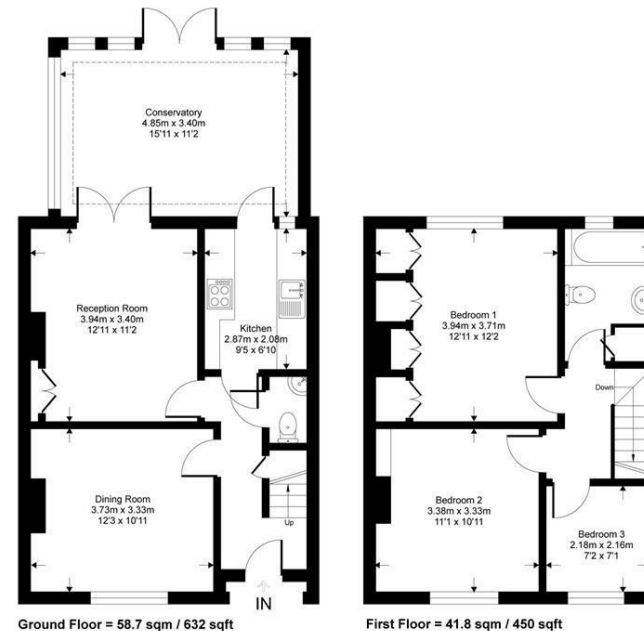




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	78
EU Directive 2002/91/EC		
England & Wales		

Mortimer Lane

Approximate Gross Internal Area = 100.5 sq m / 1082 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