



NO ONWARD CHAIN Right Choice Estate Agents are delighted to offer to the market this well presented modern family home. The ground floor benefits from an entrance hallway, kitchen/dining room, living room and w/c. The first floor offers three bedrooms, bathroom and stairs leading to the second floor which boasts the master suite. Additional features include gas central heating, double glazing, private rear garden, garage and parking.

Location: Sherborne Fields is a modern and well-regarded residential development on the northern edge of Basingstoke, offering a blend of contemporary homes and a family-friendly atmosphere. The area is popular for its attractive streets, green open spaces, and convenient access to local amenities, including schools, shops, and leisure facilities. With excellent transport links to Basingstoke town centre, the M3, and mainline rail services to London, Sherborne Fields is ideal for commuters and families alike seeking a balance of comfort and connectivity.

Tenure: Freehold


Estate Charge £220 per annum

Local Authority: Basingstoke & Deane Borough Council - Band D

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

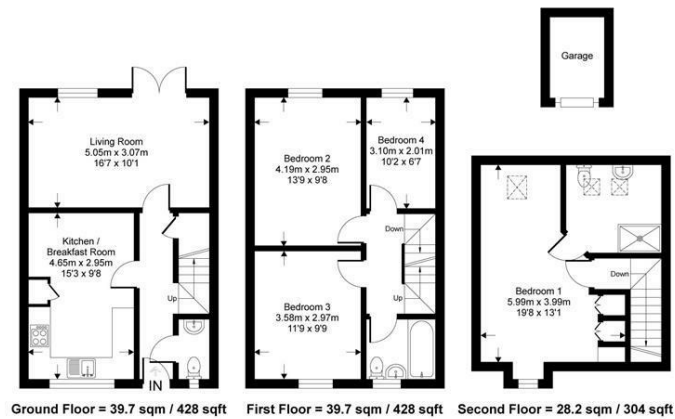




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Trinity Way

Approximate Gross Internal Area = 107.7 sq m / 1160 sq ft (excludes garage)



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