



Right Choice Estate Agents are delighted to offer to the market this well presented extended three bedroom end of terrace family home, located in the popular Beggarwood area.

The ground floor offers a traditional entrance hallway, fitted kitchen, living room, dining room, w/c and internal door to the garage.

The first floor benefits from two double bedrooms both with built in wardrobes and a family bathroom.

The second floor provides the master bedroom with an ensuite shower room and dressing area.

Externally the property boasts an enclosed low maintenance garden to the rear and driveway parking and a garage to the front.

Additional features include power in the garage, gas radiator heating and double glazing.

Location: Beggarwood provides easy access to M3 junction 7, A303, A30 and with main line railway to London Waterloo situated in nearby Basingstoke town centre. Local doctors surgery, chemist and retail parks are close to hand with the main shopping centre Festival Place a short drive away offering diverse shopping and restaurant dining.

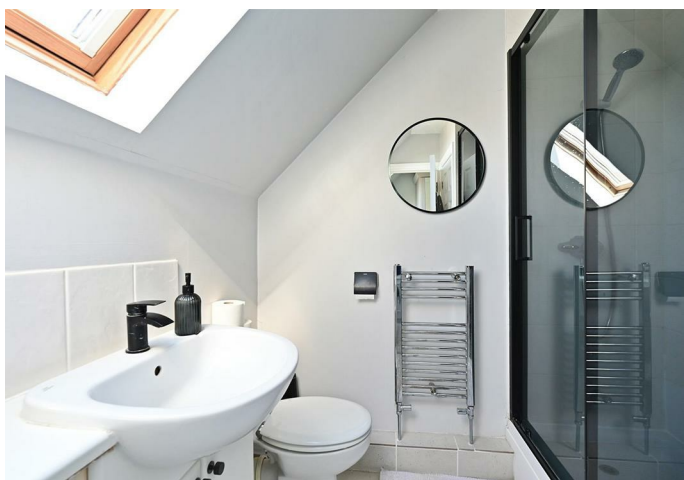
Tenure: Freehold


EPC Rating: C

Local Authority: Basingstoke & Deane Borough Council - Band D

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

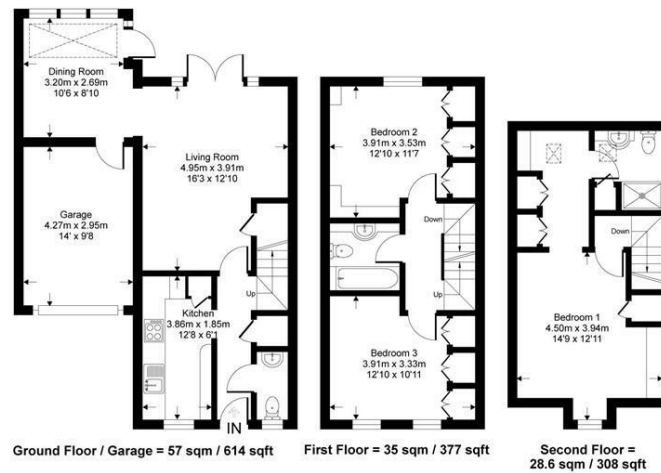




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Arcadia Close

Approximate Gross Internal Area = 108.1 sq m / 1164 sq ft  
 Approximate Garage Internal Area = 12.5 sq m / 135 sq ft  
 Approximate Total Internal Area = 120.6 sq m / 1299 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