



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.

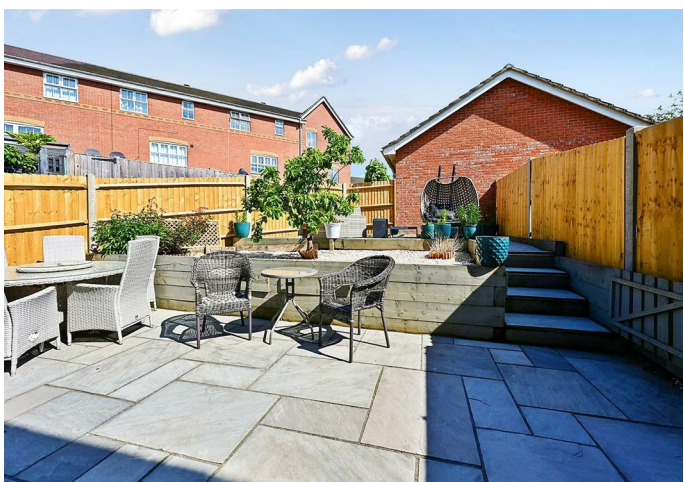
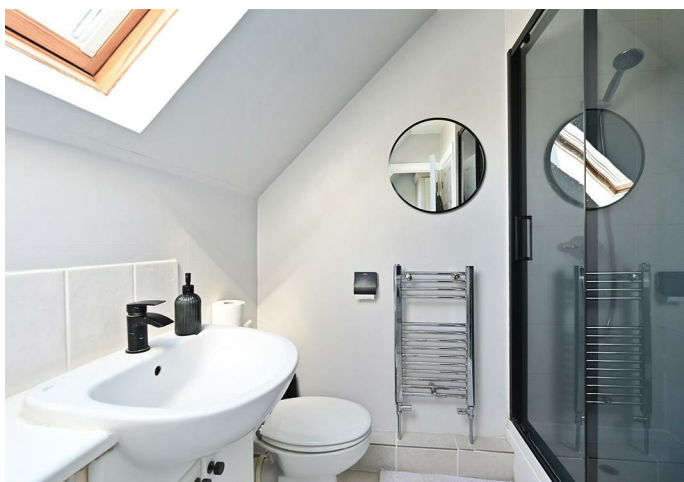
Tenure: Freehold

EPC Rating: C

Local Authority: Basingstoke & Deane Borough Council - Band D

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

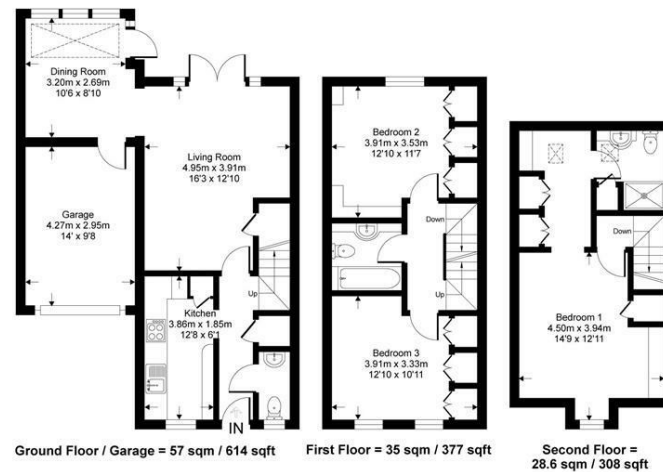




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

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