



\* NO ONWARD CHAIN\* Right Choice Estate Agents are delighted to offer to the market this well presented 3 bedroom family home in the popular area of South Ham.

The ground floor is comprised of a traditional hallway, a generous living room, a refitted kitchen and a walk in storage cupboard.

The first floor benefits from three ample bedrooms two of which are spacious doubles and a fitted family bathroom.

Externally, the property offers a private enclosed rear garden, enclosed front garden and access to communal parking.

Additional benefits include double glazing and gas radiator heating. In addition, the seller informs us that since they purchased the property they have; replaced the kitchen, replaced with the boiler with a combi boiler and rewired the property and replaced the fuse board.

Location: Paddock Road is located in the popular South Ham area, which is close to many amenities which include schools, doctors, shops, take away's and parks. The area has a regular bus service and convenient access to the M3 positioned to the south of Basingstoke. Basingstoke town centre, provides a Railway Station with a Main Line service to London Waterloo as well as shops, a cinema, restaurants and bars.

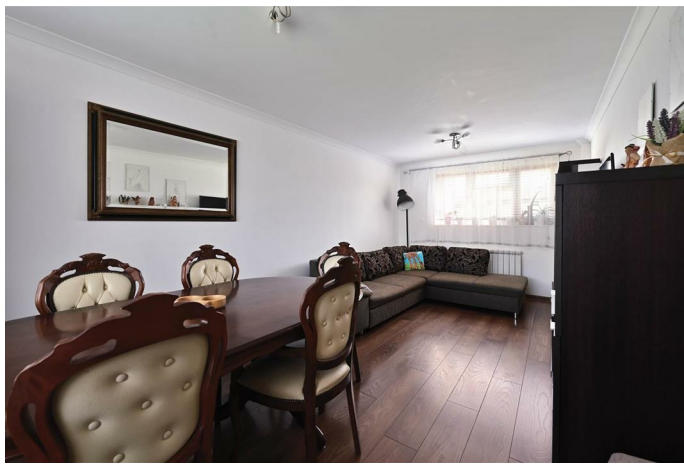
Tenure: Freehold with no estate charge


Local Authority: Basingstoke & Deane Borough Council - Tax Band C

EPC Rating: C

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

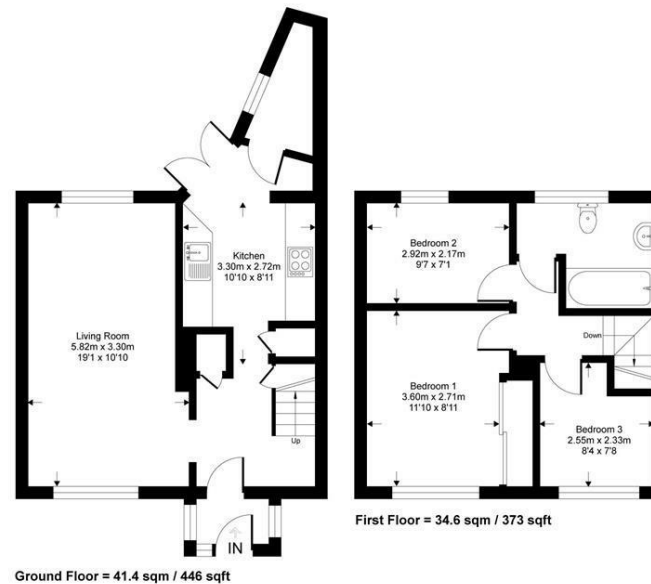




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>72</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Paddock Road

Approximate Gross Internal Area = 76 sq m / 819 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