



NO ONWARD CHAIN Right Choice Estate Agents are delighted to offer to the market this immaculately presented one bedroom Freehold home. This property has been renovated by the current owner to a high standard since being purchased in 2023 and is completely turn key ready.

The ground floor is comprised of an entrance porch, a recently fitted kitchen, large storage cupboard and a dual aspect lounge with French doors leading to an enclosed rear garden.

The first floor provides a generous double bedroom with fitted wardrobes providing ample storage and a recently fitted bathroom.

Externally the property benefits from an enclosed low maintenance private rear garden with side access gate and allocated parking.

Further benefits of this fantastic property include double glazing and a completely new boiler and gas radiator heating system, installed in 2023.

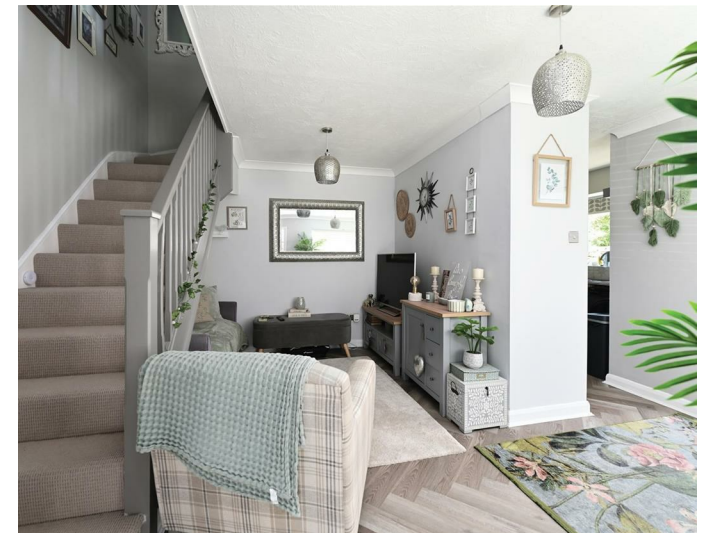
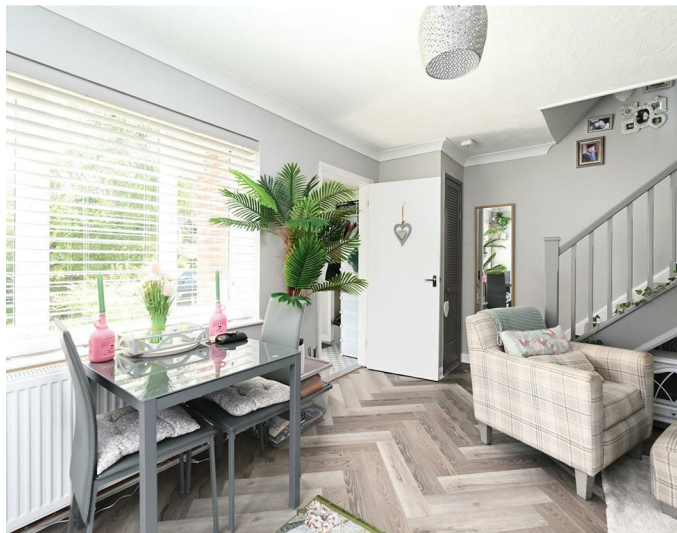
Location: Chineham is located to the north of Basingstoke and offers many amenities including fantastic local schools, local shops along with a regular bus service into the town centre. Commuting routes are also a benefit with the M3 & A33 within a short drive. Basingstoke town centre provides a Railway Station with a Main Line service to London Waterloo as well as shops, a cinema, restaurants, and bars.

Tenure: Freehold with no estate charge

EPC Rating: D

Local Authority: Basingstoke & Deane Borough Council - Band C

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

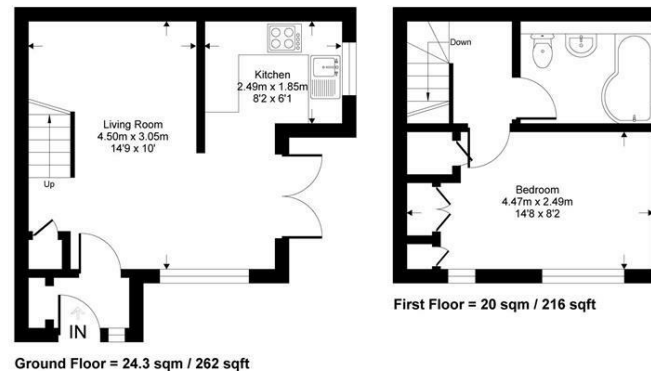




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Summerfields

Approximate Gross Internal Area = 44.4 sq m / 478 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.

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