



\* No Onward Chain\* Right Choice Estate Agents are delighted to present this spacious and versatile three-bedroom end-of-terrace family home, ideally situated in the popular residential area of Popley.

Arranged over three floors, the property offers flexible accommodation well suited to modern family living. The ground floor comprises a welcoming entrance hallway, a reception room, a bedroom and a bathroom.

On the first floor, there is a generous kitchen/breakfast room and a bright, comfortable living room, with stairs rising to the second floor. The top floor features two well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from driveway parking and a private rear garden, providing an ideal space for relaxing, entertaining or family activities.

Offered to the market with no onward chain, this attractive home is an excellent opportunity for families, first-time buyers and investors alike. Early viewing is highly recommended.

Location: Popley is located to the north of Basingstoke and offers fantastic local schools and shops along with regular bus links into the town centre. Commuting routes are also a benefit with the M3 & A33 within a short drive.

Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band C

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

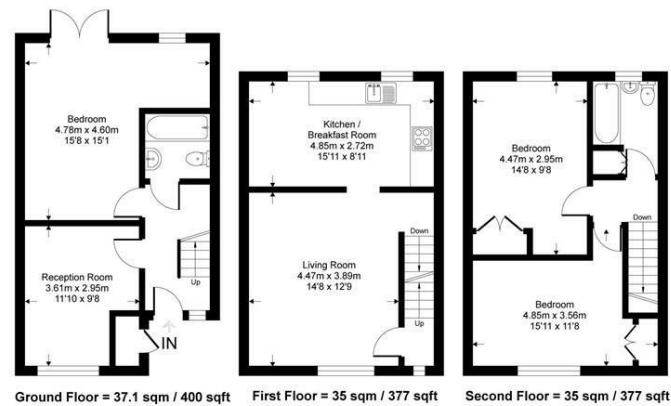




| Energy Efficiency Rating                    |           |                                                                                                           |
|---------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                 |
| Very energy efficient - lower running costs |           |                                                                                                           |
| (92 plus) <b>A</b>                          |           | <b>83</b>                                                                                                 |
| (81-91) <b>B</b>                            |           |                                                                                                           |
| (69-80) <b>C</b>                            |           |                                                                                                           |
| (55-68) <b>D</b>                            | <b>71</b> |                                                                                                           |
| (39-54) <b>E</b>                            |           |                                                                                                           |
| (21-38) <b>F</b>                            |           |                                                                                                           |
| (1-20) <b>G</b>                             |           |                                                                                                           |
| Not energy efficient - higher running costs |           |                                                                                                           |
| England & Wales                             |           | EU Directive 2002/91/EC  |

### Melrose Walk

Approximate Gross Internal Area = 107.2 sq m / 1154 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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