



Right Choice Estate Agents are delighted to offer to the market this semi detached family home in the popular Longacre Development. The ground floor offers a living room, kitchen/dining room and w/c. The first floor benefits from three bedrooms the master of which has an en suite shower room, and a family bathroom. Additional features include gas radiator heating, double glazing, private rear garden and driveway parking.

Location: Longacre is a highly sought-after modern development on the southern edge of Basingstoke, perfectly positioned for those looking to enjoy both countryside surroundings and excellent local convenience. The town centre is just a short drive away, while Junction 7 of the M3 is easily accessible, making this a fantastic location for families and commuters alike.

Tenure: Freehold

Estate Charge: £396 for 2025

Local Authority: Basingstoke & Deane Borough Council - Band D

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

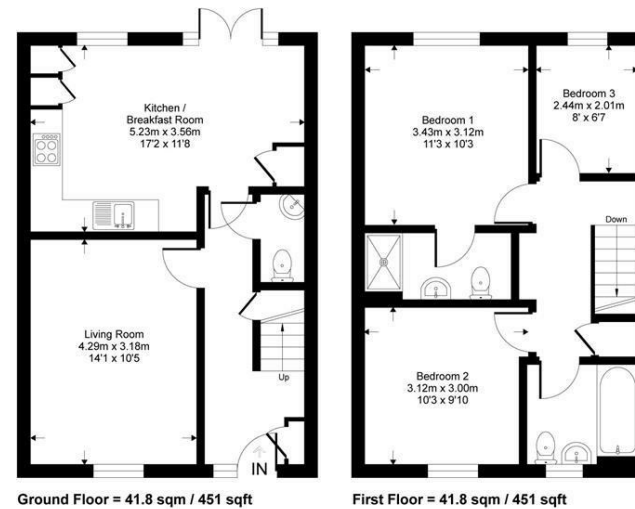




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Saunders Way

Approximate Gross Internal Area = 83.7 sq m / 902 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