



Right Choice Estate Agents are delighted to offer to the market this immaculately presented one bedroom Freehold home. The ground floor comprises of an entrance hallway, kitchen, storage cupboard and a living room. The first floor provides a generous double bedroom and a recently fitted shower room. 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, gas radiator heating and private enclosed front garden.

Location: Hatch Warren is a highly sought-after residential area of Basingstoke, particularly popular with first time buyers and families. Offering an excellent mix of green open spaces, reputable local schools, shops and everyday amenities, the area has a welcoming community feel while remaining incredibly convenient. Basingstoke town centre and mainline railway station are within easy reach, while excellent road links via the M3 provide straightforward access towards London and the South Coast

Tenure: Freehold

Local Authority: Basingstoke & Deane Borough Council - Band B

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

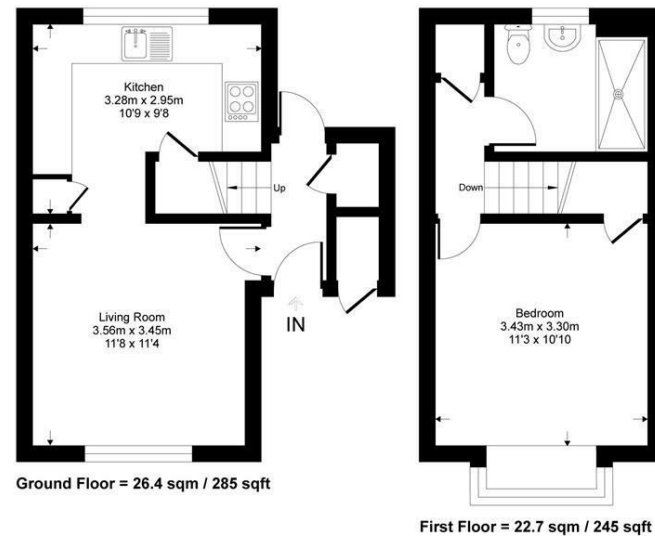




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Constantine Way

Approximate Gross Internal Area = 49.2 sq m / 530 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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