



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 refitted kitchen, utility and a generous living room with an open fireplace and french doors leading to the garden.

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

Externally, to the rear, the property offers a private enclosed garden with a rear access gate as well as access to communal parking. To the front there is an enclosed garden.

In addition, the seller informs us that since they purchased the property they have; replaced the fuse board in 2019, installed cavity wall insulation 2012, installed a full central heating system in 2005 and replaced the boiler again in 2020, renewed the loft insulation in 2012 and replaced the kitchen in 2011.

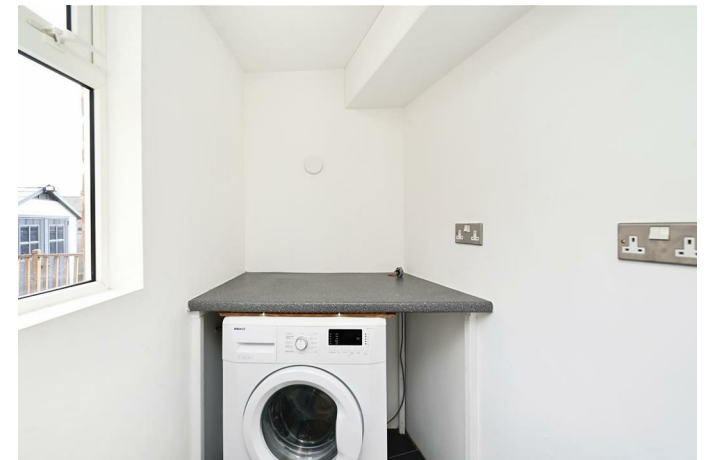
Location: Stag Hill is located in the popular South Ham area, which is close to many amenities which include schools, doctors, shops, take away's and parks. The area has a regular bus service and convenient access to the M3 positioned to the south of Basingstoke. Basingstoke town centre, provides a Railway 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.

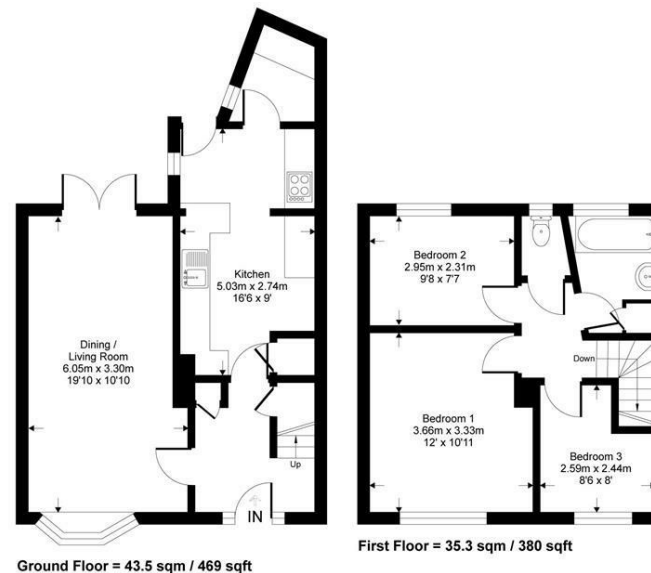




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
EU Directive 2002/91/EC		
England & Wales		

Stag Hill

Approximate Gross Internal Area = 78.8 sq m / 849 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