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Britten Road, Basingstoke, RG22 4HN

£325,000 Freehold

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*NO ONWARD CHAIN* Right Choice Estate Agents are delighted to offer to the market this well presented three bedroom semi-detached family home. The property has been vastly improved by the current owners. Located in the popular Brighton Hill area the property offers easy access many local amenities.

The ground floor comprises of an entrance hallway, a generous lounge dining room and a fitted kitchen which provides access to the garden.

The first floor benefits from three bedrooms two of which are spacious double rooms and a fitted family bathroom.

Externally, the property offers an open plan front garden and a spacious enclosed rear garden which with a side access gate and outside tap. There is also a garage in a nearby block and access to communal parking.

In addition, the seller informs us that solar panels were installed in 2015, the boiler was replaced in 2021, replacement windows and doors in 2013/2014, updated insulation in 2008.

Location: Britten Road is located in the popular Brighton Hill 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.

EPC Rating C.

Local Authority: Basingstoke & Deane Borough Council - Band C.

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

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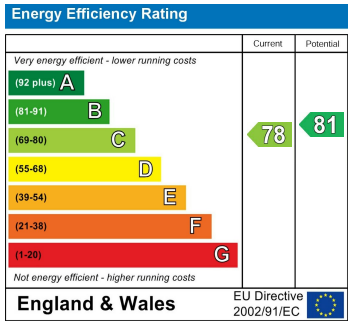
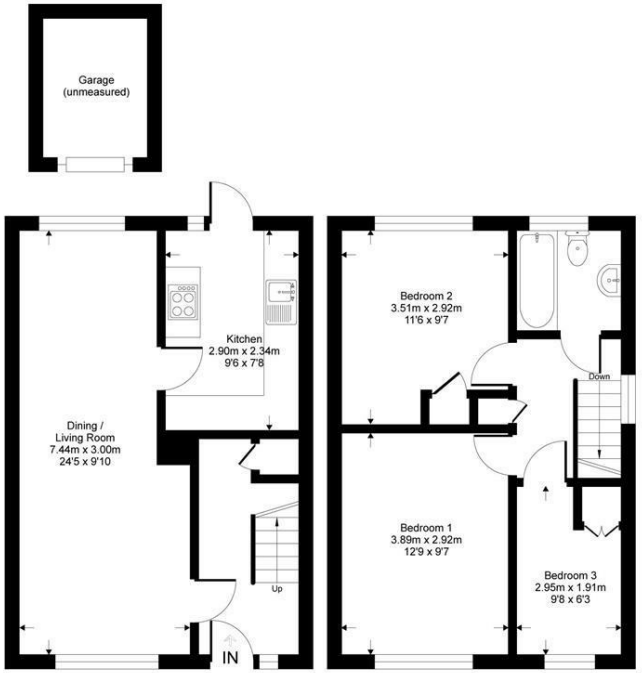



## Britten Road

Approximate Gross Internal Area = 73 sq m / 786 sq ft (excludes garage)




**Ground Floor = 36.5 sqm / 393 sqft** **First Floor = 36.5 sqm / 786 sqft**

Whilst every attempt has been made to ensure the accuracy or 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.

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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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