



Right Choice Estate Agents are delighted to offer to the market this well presented three bedroom end terrace family home. The property has been vastly improved by the current owners. Located in the popular Riverdene estate the property offers easy access to Basingstoke town centre and mainline railway station.

The ground floor comprises of an entrance hallway, a generous lounge dining room, refitted kitchen and refitted w/c.

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

Externally, the property offers an open plan front garden and an enclosed low maintenance rear garden which has been laid to patio with a rear access gate and access to the converted garage. The garage has been converted into additional living spaces and would make an ideal work from home office or gym. In addition, there is access to communal parking.

In addition, the seller informs us that since they purchased the property they have; replaced the fuse board in and rewired the property in 2019, installed a full central heating system in 2019, replaced the windows and doors in 2023, replaced the exterior cladding in 2020, replaced the bathroom and w/c in 2020 and converted the garage in 2024.

Location: Kennet Close is located in the popular Riverdene estate. It is ideally located within walking distance of schools and the town centre, which offers multiple shopping and recreational facilities including Festival Place, the Anvil Concert Hall, Haymarket Theatre and the mainline station, which offers a regular service to London Waterloo taking approximately 45 minutes. In addition, Junction 6 of the M3 is within a few minutes drive.

Tenure: Freehold.

Estate Charge Approximately £50pcm.

EPC Rating - D.

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

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

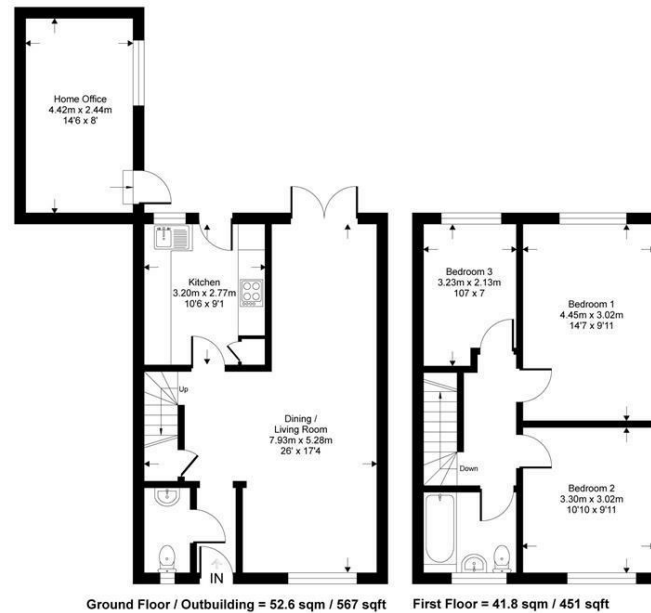




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	79
England & Wales		
EU Directive 2002/91/EC		

Kennet Close

Approximate Gross Internal Area = 83.7 sq m / 902 sq ft
Approximate Outbuilding Internal Area = 10.7 sq m / 116 sq ft
Approximate Total Internal Area = 94.4 sq m / 1018 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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