



Compton Place Pack Lane

Kempshott Basingstoke RG22 5FR

Description

This two bedroom detached bungalow is situated in Kempshott, which is a popular and established residential area on the south-west side of town with shops and the countryside close by.

The property has a high specification including a stylish kitchen with integrated appliances and a ceramic hob.

The living dining room has bi-folding doors that open out into the rear garden.

Both bedrooms have built-in wardrobes, with the main bedroom having an en-suite shower room. The family bathroom also has a shower fitted over the bath.

Externally there is a driveway for two cars with the extra benefit of an electric charging point.



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Accommodation

Hallway
 Living/dining room
 Kitchen
 Two bedrooms
 En-suite shower room
 Bathroom
 Driveway parking
 Garden

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

GROUND FLOOR
 785 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (73.0 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the figures contained herein, Winkworth does not accept any liability for errors or omissions. The figures are for information only and should not be relied upon for any legal purpose. The actual area may vary slightly from the figures shown on the plan. All measurements are to the internal face of the walls unless otherwise stated.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
England, Scotland & Wales		EU Directive 2002/91/EC	



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