



Peveral Walk, South Ham, Basingstoke, RG22 6QJ
Guide Price £260,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer this mid terraced home set on the popular South Ham development overlooking Howard Park. Whilst the property requires modernisation, the accommodation is well balanced and includes lounge, dining room, kitchen, workshop/utility area, three bedrooms, bathroom and separate w.c. Viewing is recommended to appreciate the accommodation and location on offer. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Stairs to first floor, radiator.

LOUNGE:

14'11" x 11' (4.55m x 3.35m)

Front aspect, double glazed window with views over parkland, feature fireplace, wall light points, archway to -

DINING ROOM:

8'11" x 8' (2.72m x 2.44m)

Rear aspect, double glazed window, serving hatch from kitchen, radiator.

KITCHEN:

9'10" x 9'6" (3.00m x 2.90m)

Rear aspect, range of eye and base level units, work surfaces, fitted hob with extractor over, fitted oven with cupboards above and below, storage cupboard, single drainer sink unit, appliance space, door to -

REAR PORCH:

Storage cupboard, door to rear garden, door to -

WORK SHOP/UTILITY AREA:

Roll edged work surfaces. PLEASE NOTE - THE CEILING REQUIRES WORK.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

BEDROOM ONE:

13'2" x 11'2" max (4.01m x 3.40m max)

Front aspect, double glazed window, radiator, built-in wardrobe and cupboards.

BEDROOM TWO:

12'8" x 9'2" (3.86m x 2.79m)

Rear aspect, double glazed window, airing cupboard, radiator.

BEDROOM THREE:

11'1" x 8'3" (3.38m x 2.51m)

Front aspect, double glazed window, radiator.

BATHROOM:

5'9" x 5'8" (1.75m x 1.73m)

Rear aspect, double glazed window, panel enclosed bath with shower over, vanity unit with inset wash hand basin, radiator.

SEPARATE W.C.:

Low level w.c., double glazed window.

GARDENS:

To the front of the property is a lawned garden with pathway to the front door, overlooking park land. To the rear of the property is an enclosed garden enjoying a good level of privacy, laid to lawn, hedge and shrub borders, garden shed, greenhouse, rear gate access.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property in accordance with the Property Misdescriptions Act 1991. Chequers Estate Agents advise that no testing (unless otherwise stated) has been carried out on heating, plumbing, gas or electrical appliances (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.

