



Stag Hill, South Ham, Basingstoke, RG22 6JE
Guide Price £300,000



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CHEQUERS are pleased to market this three bedroom family home set in a popular location. The ground floor offers 19'10" lounge/dining room leading to a Victorian style conservatory, modern kitchen with three bedrooms, bathroom and separate w.c arranged on the first floor. Bedrooms 1 & 2 have been soundproofed along the party wall and all bedrooms have t.v aerial points. The property benefits from double glazing and gas radiator heating. Externally is an attractive rear garden with a south easterly aspect with rear gate access to communal parking area. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Double glazed front door and window, stairs to first floor, storage cupboard, radiator, under stairs cupboard.

LOUNGE/DINING ROOM:

19'10" max x 10'10" max (6.05m max x 3.30m max)

Double aspect, double glazed bow window to front, feature York stone fireplace and hearth, two radiators, Sky tv point, patio doors to -

CONSERVATORY:

8'4" max x 7'10" max (2.54m max x 2.39m max)

Double glazed Victorian style, radiator, ceiling fan, door to garden.

KITCHEN:

10'10" max x 9' max (3.30m max x 2.74m max)

Rear aspect, double glazed window, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, cooker point, plumbing for washing machine and dishwasher, appliance space, radiator, under stairs cupboard, inset spotlights, double glazed door to rear garden.

STAIRCASE GIVES ACCESS TO FIRST FLOOR

LANDING:

Access to part boarded loft space with light and ladder.

BEDROOM ONE:

11'10" max x 10'7" max (3.61m max x 3.23m max)

Front aspect, double glazed window, radiator, t.v aerial point.

BEDROOM TWO:

9'5" x 7'7" (2.87m x 2.31m)

Rear aspect, double glazed window, radiator, t.v aerial point.

BEDROOM THREE:

8'5" max x 8'1" max (2.57m max x 2.46m max)

Front aspect, double glazed window, radiator, t.v aerial point.

BATHROOM:

7'9" max x 6'3" max (2.36m max x 1.91m max)

Rear aspect, double glazed window, panel enclosed bath with mixer tap and shower attachment, vanity unit with inset wash hand basin, chrome heated towel rail, cupboard housing Worcester Combi boiler.

SEPARATE W.C:

Rear aspect, double glazed window, low level w.c.

GARDENS:

To the front of the property is a lawned garden with central shrub bed, further borders, gated pathway to front door, enclosed by low level walling. To the rear of the property are two brick built sheds with light and power, patio leading to lawned garden with shingled borders, timber shed,,pathway to rear gate access leading to communal parking,

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.

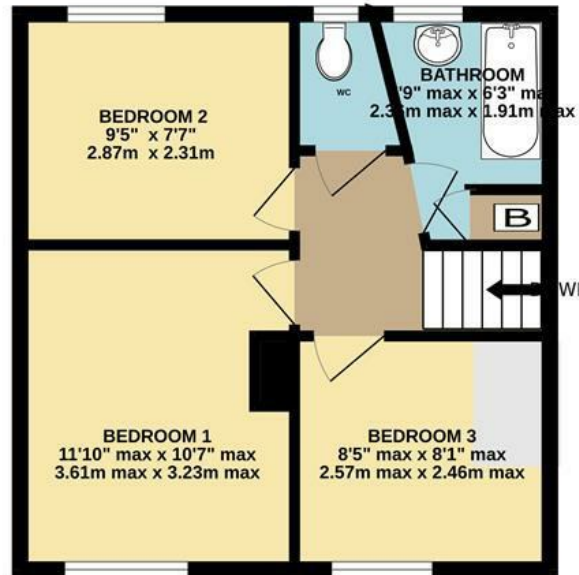
REFERRALS:

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.



GROUND FLOOR

1ST FLOOR



3 BEDROOM TERRACED

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are taken for information only and should not be used as a basis for any decision or statement. This plan is for information only and should not be used as a basis for any decision or statement. The services, systems and materials are as to their operation at the time of completion of the property.



Energy Efficiency Rating	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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.

