



South Ham Road, South Ham, Basingstoke, RG22 6AA  
Guide Price: £325,000



## South Ham Road, South Ham, Basingstoke, RG22 6AA

CHEQUERS are pleased to market this two bedroom semi-detached home which has been significantly improved by the current owners who moved the bathroom upstairs whilst retaining a cloakroom on the ground floor. There is also a lounge, study area, refitted kitchen and a conservatory on the ground floor. There are two double bedrooms and a refitted bathroom arranged on the first floor. Externally there is driveway parking for 2 cars and a good sized rear garden.

### ENTRANCE LOBBY:

Double glazed front door, radiator, stairs to first floor, door to -

### LOUNGE:

14'3" max 11'2" plus bay (4.34m max 3.40m plus bay)

Front aspect, double glazed bay window, radiator, SKY Q point, arch to -

### KITCHEN:

11'4" x 8'5" (3.45m x 2.57m)

Refitted kitchen, range of eye and base level units, solid wood work surfaces, inset sink unit with mixer tap, tiled surrounds, fitted hob with extractor hood over and oven below, plumbing for dishwasher, appliance space, porcelain tiled flooring, double glazed door to conservatory, door to -

### STUDY:

5'7" x 5'2" (1.70m x 1.57m)

Side aspect, double glazed window, radiator, under stairs cupboard, built-in desk, porcelain tiled flooring, door to -

### CLOAKROOM:

Low level w.c with concealed cistern, feature stone sink, tiled flooring.

### CONSERVATORY:

16' max x 8;8" (4.88m max x 2.44m;2.44m)

Double glazed and dwarf brick wall construction, plumbing for washing machine, two radiators, laminate flooring, double glazed French doors to rear garden.

### STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, double glazed window.

### BEDROOM ONE:

16'3" max x 9'5" (4.95m max x 2.87m)

Front aspect, twin double glazed windows, built-in wardrobes with sliding doors, radiator.

### BEDROOM TWO:

10'3" x 8'7" (3.12m x 2.62m)

Rear aspect, double glazed window, radiator.

### BATHROOM:

8'5" x 7'3" (2.57m x 2.21m)

Rear aspect, double glazed window, 'P' shaped bath with power shower over including rain drop shower head, curved glass screen, low level w.c., wash hand basin with drawers below and illuminated mirror over, chrome heated towel rail, extractor fan, inset spotlights, tiled flooring.

### GARDENS:

To the front of the property is a shingled driveway for two cars, lawned area with borders, low level fencing, pathway to front door, To the rear of the property is a paved patio leading to lawned area, decked area with pergola, shingled area with raised beds, timber garden shed, side gate access, enclosed by fencing.

### AGENTS NOTE:

We are required by the Estate Agent Act of 1979 and Provision of Information Regulations of 1991 to point out the client we are acting for in the sale of this property is a connected person as defined by the act.

### COUNCIL TAX:

Band B

### MONEY LAUNDERING REGULATIONS:

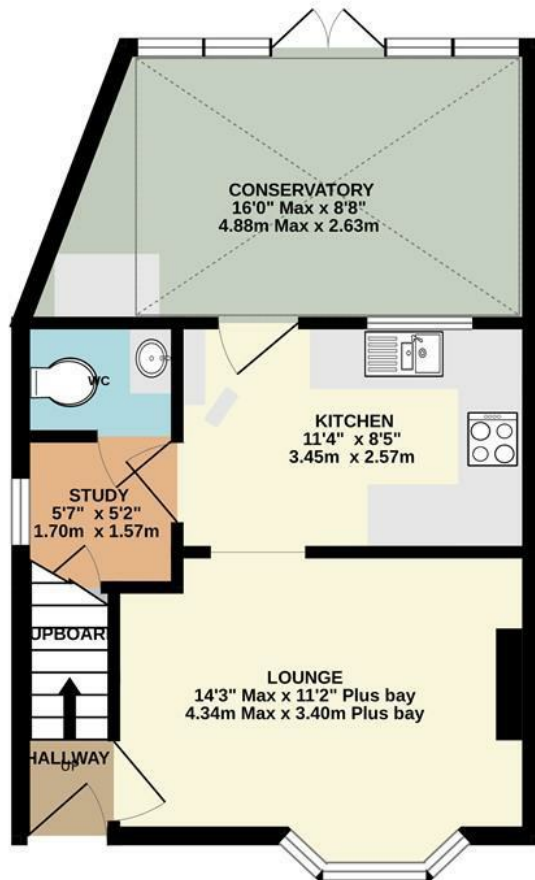
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

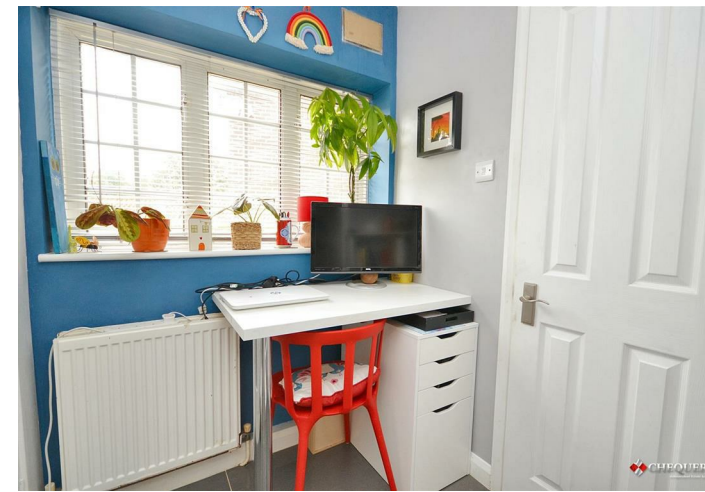
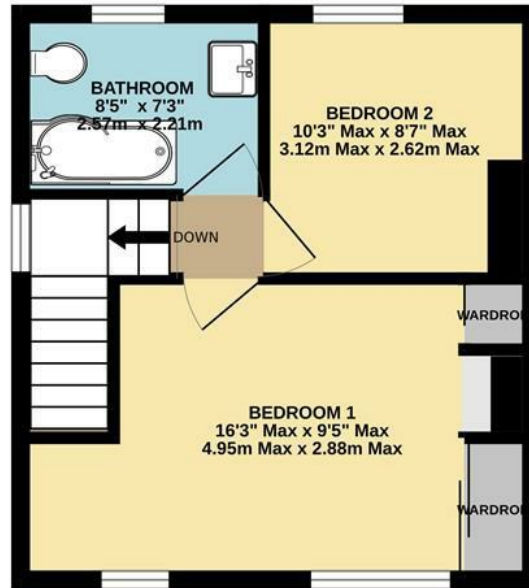
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR



1ST FLOOR



2 BEDROOM SEMI-DETACHED

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 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. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability.

Made with



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Poor energy efficiency - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Extremely poor energy efficiency - higher running costs	G		
		58	75

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
Environmentally friendly - lower CO <sub>2</sub> emissions	B		
Decent environmental friendliness - lower CO <sub>2</sub> emissions	C		
Below average environmental friendliness - higher CO <sub>2</sub> emissions	D		
Poor environmental friendliness - higher CO <sub>2</sub> emissions	E		
Very poor environmental friendliness - higher CO <sub>2</sub> emissions	F		
Extremely poor environmental friendliness - higher CO <sub>2</sub> emissions	G		

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