



Woburn Gardens, South Ham, Basingstoke, RG22 6UH
Guide Price £335,000



CHEQUERS

Independent Estate Agents

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CHEQUERS - are pleased to offer this well presented and much improved family home, extended to the front and rear and boasting a garden bar to the South Westerly facing rear garden. The extended accommodation includes 17' x 15' lounge, 13' X 12' dining room, refitted 21' kitchen, utility room and refitted cloakroom, three double bedrooms and a refitted family shower room. A prompt viewing is recommended to appreciate the quality and size of the accommodation on offer. (draft particulars - awaiting vendors approval)

ENTRANCE PORCH:

Double glazed front door, double glazed window, painted floor boards, door to -

ENTRANCE HALL:

Radiator, slim line cupboard housing meters, under stairs cupboard, stairs to first floor, access to kitchen, oak panelled door to -

LOUNGE:

17' x 15' (5.18m x 4.57m)

Front aspect, double glazed window, radiator, feature fireplace with log burner, stripped and painted floor boards.

REFITTED KITCHEN:

21'9" max x 9'2" (6.63m max x 2.79m)

Range of eye and base level units, wood block work surfaces, inset carbon sink with mixer tap and Intu boiling tap, space for double range, built-in oven with retractable door, built-in microwave/combi oven with warming tray, larder cupboard, two integrated fridge/freezers, integrated dishwasher, under floor heating, tiled flooring, inset spotlights, access to -

DINING ROOM:

13'7" x 12' (4.14m x 3.66m)

Rear aspect, French doors to rear garden, feature radiator, wood block work surface with cupboards below, stripped and painted floor boards, inset spotlights, oak panelled door to -

UTILITY ROOM:

7'5" x 6'4" (2.26m x 1.93m)

Base unit with wood block work surface over, larder unit, plumbing for washing machine, appliance space, tiled flooring, under floor heating, oak panelled door to -

REFITTED CLOAKROOM:

6'4" x 4'2" (1.93m x 1.27m)

Rear aspect, double glazed window, low level w.c., wash hand basin with cupboard below, chrome heated towel rail, tiled flooring with under floor heating, inset spotlights, extractor fan.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

BEDROOM ONE:

13'5" x 9' mn (4.09m x 2.74m mn)

Front aspect, double glazed window, radiator, built-in wardrobe, laminate flooring.

BEDROOM TWO:

12'10" max x 9'1" max (3.91m max x 2.77m max)

Rear aspect, double glazed window, airing cupboard housing wall mounted gas boiler and hot water cylinder, laminate flooring.

BEDROOM THREE:

11' max x 8'3" max (3.35m max x 2.51m max)

Front aspect, double glazed window, radiator, bulk-head storage, laminate flooring.

REFITTED SHOWER ROOM:

8'10" x 5'5" (2.69m x 1.65m)

Refitted and comprising curved shower cubicle with electric shower, pedestal wash hand basin, low level w.c., chrome heated towel rail, radiator, laminate flooring, inset spotlights, two extractor fans, double glazed window.

GARDENS:

To the front of the property the garden is laid to shingled with inset block paving, pathway to the front door, enclosed by low level fencing and gate. To the rear of the property is a south westerly facing garden, block paved, outside lighting, enclosed by timber fencing, rear gate access.

GARDEN BAR:

11'3" x 7'5" (3.43m x 2.26m)

Bi-fold wooden doors, further door, double glazed windows, light and power, bar with drop down hatch and cupboards below, working log burner.

AGENTS NOTE:

Where a property has been extended or altered, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent.

There is potential redevelopment for the Buckskin and South Ham areas which is in the early consultation phase.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

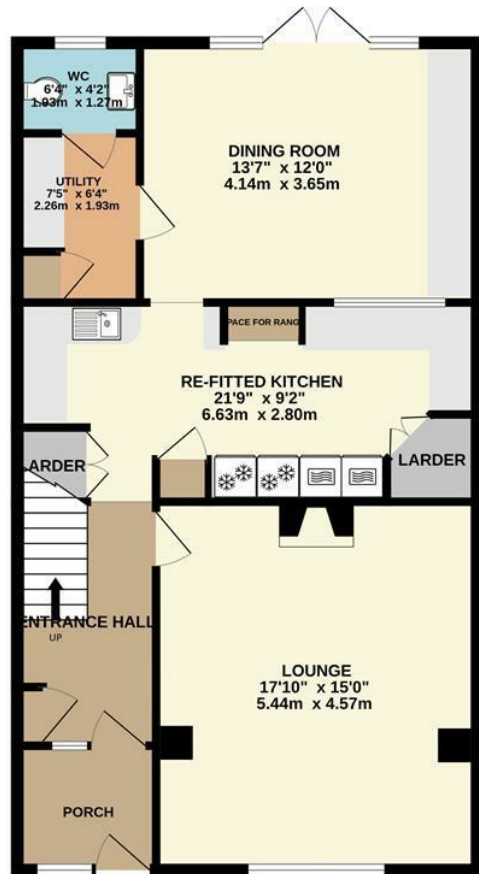
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

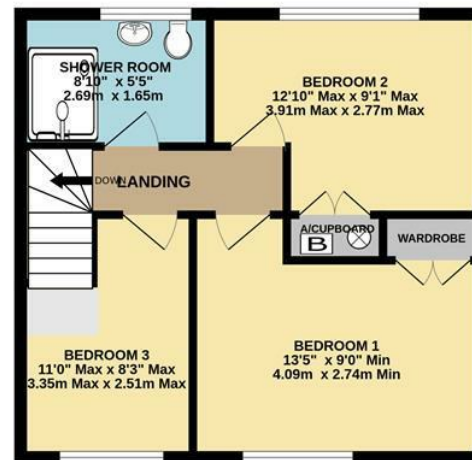
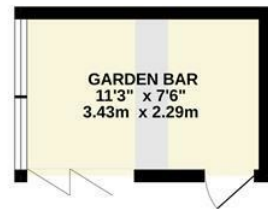
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



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 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 as to their operability or efficiency can be given.
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