



Sherborne Road, South View, Basingstoke, RG21 5TE
Guide Price £210,000



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NO ONWARD CHAIN - 155 YEAR LEASE - CHEQUERS are delighted to market this character ground floor maisonette in the heart of the town centre, with easy access to the train station and Festival Place. The property has its own garden and off road parking. The accommodation includes living room with exposed floorboards and an open fire, fitted kitchen, bathroom and 16' bedroom. Rarely available, an early viewing is recommended to appreciate this individual property. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Double glazed front door, two storage cupboards, radiator.

LIVING ROOM:

12' + bay x 10'8" (3.66m + bay x 3.25m)

Double glazed bay window, feature open fireplace with tiled hearth and mantle over, radiator, wall light points, gas point for gas fire, Virgin media point, telephone point, t.v aerial point, fitted book shelf, stripped floor boards.

KITCHEN:

7'8" x 6'9" (2.34m x 2.06m)

Double glazed window, eye and base level units, work surfaces, inset 1.5 bowl sink unit, space for electric cooker, gas point, wall mounted combi boiler, exposed floor boards, appliance space.

BEDROOM:

16' x 9' (4.88m x 2.74m)

Twin double glazed windows, two radiators, built-in double wardrobe, Virgin media point.

BATHROOM:

7'8" x 6'9" (2.34m x 2.06m)

Double glazed window, suite comprising panel enclosed bath with mixer tap and shower over, glass shower screen, low level w.c., pedestal wash hand basin, shaver point, radiator, inset spotlights.

GARDEN:

Westerly facing garden, laid to lawn with mature borders, enclosed to the road by mature conifers and wooden gate, access to allocated parking space. ALLOCATED PARKING SPACE - outside the bedroom. The Vendor has further advised us there are 4 spaces in the car park shared by the Ground and First Floor maisonettes.

AGENTS NOTE:

The upstairs maisonette has a right of way across the garden to access the parking.

COUNCIL TAX:

Band B

LEASE DETAILS:

We have been advised there are approximately 155 years remaining on the lease which expires 24/03/2180. Current Ground rent - £100.00 per annum, 2058-2090 £150 per annum then 2091-2180 Peppercorn. Prospective purchasers should clarify these details with their solicitor.

MONEY LAUNDERING REGULATIONS:

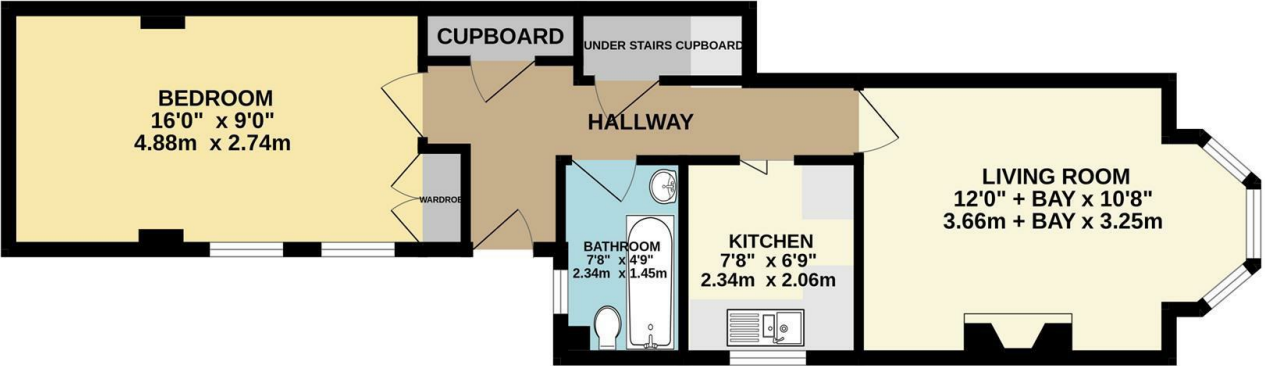
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



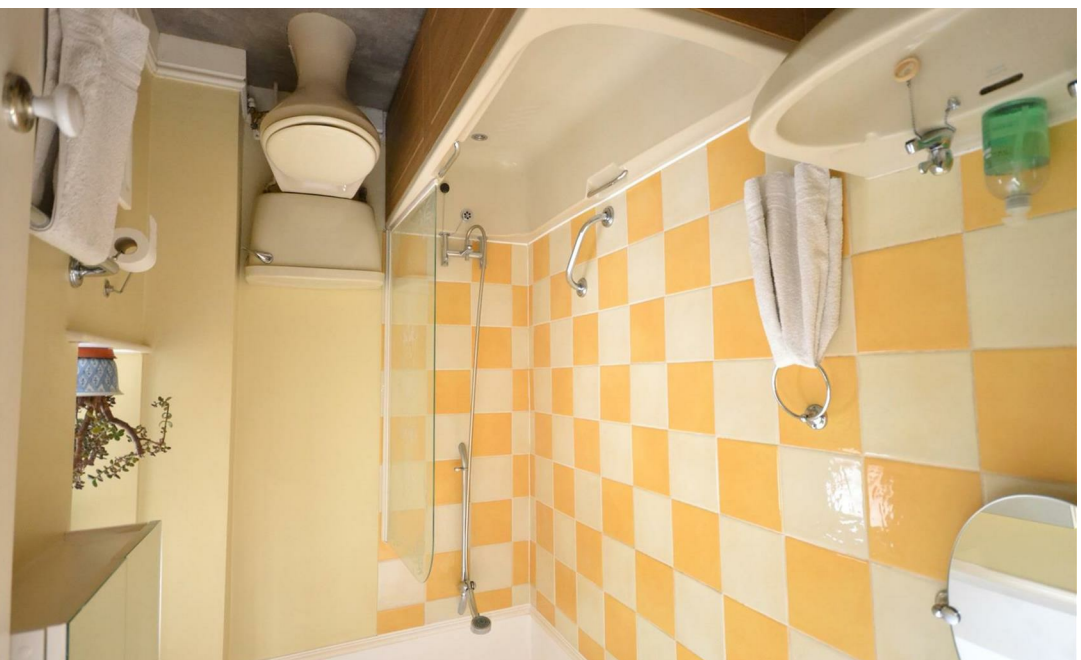
1 BEDROOM MAISONETTE

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100 A			
81-91 B			
69-80 C			
55-68 D			
49-54 E			
41-48 F			
35-39 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100 A			
81-91 B			
69-80 C			
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49-54 E			
41-48 F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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.