



Cleaver Road, South Ham, Basingstoke, RG22 6SH

£285,000 - Freehold





Barons Estate Agents are delighted to present to the market with NO ONWARD CHAIN this two bedroom, end of terrace property situated in South Ham. Internally on the ground floor the accommodation comprises of an entrance hallway, utility room as well as an open plan lounge/dining room and refitted kitchen. Upstairs there are two double bedroom and a family bathroom. Externally, the property boasts a garage to the front and an enclosed rear garden with a sunny aspect.. Additional benefits include; communal parking, gas central heating and double glazing throughout. An early viewing would be strongly advised by the vendor's sole agent.

Key Points and Features

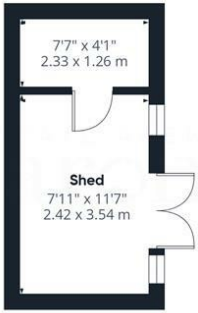
- NO ONWARD CHAIN
  - Refitted Kitchen
  - Communal Parking
- 2 Double Bedrooms
  - Family Bathroom & Separate WC
  - Garage
- Open Plan Living Space
  - Utility Area
  - Close to Amenities



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

ESTATE AGENTS  
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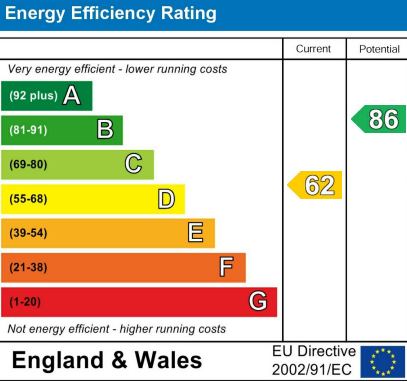
Approximate total area<sup>(1)</sup>  
963 ft<sup>2</sup>  
89.6 m<sup>2</sup>  
  
Reduced headroom  
24 ft<sup>2</sup>  
2.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
  
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Location

Cleaver Road is located within South Ham, offering commuter links via bus, train station and M3 junctions. Local schools and shops are within walking distance. Morrison's supermarket is easily accessible, as are all of Basingstoke's town centre amenities which includes Festival Place shopping centre and a vast selection of bars and eateries.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band B

Viewing Arrangements

Viewings are to be arranged via Barons Estate Agents, Basingstoke.

Extra Services

Barons Estate Agents 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.