



Pinkerton Road, South Ham, Basingstoke, RG22 6RQ
Guide Price £265,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this two bedroom home, situated in the popular and convenient South Ham area. Whilst some work is required, the property offers generously sized accommodation including entrance hall, lounge/dining room, kitchen, two double bedrooms and a bathroom.

ENTRANCE HALL:

Stairs to first floor, radiator, under stairs cupboard.

LOUNGE/DINING ROOM:

22'3" max x 12'1" max (6.78m max x 3.68m max)

Double aspect, double glazed bay window, double glazed sliding patio doors to rear garden, radiator, wall mounted fire.

KITCHEN:

11'6" x 7'11" (3.51m x 2.41m)

Rear aspect, range of eye and base level units, roll edged work surfaces, single drainer sink unit with mixer tap, appliance space, tiled surrounds, storage cupboard, spotlights, double glazed door to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

BEDROOM ONE:

14'11" x 9'10" (4.55m x 3.00m)

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

BEDROOM TWO:

11'2" max x 11' max (3.40m max x 3.35m max)

Rear aspect, double glazed window, built-in cupboard, radiator.

BATHROOM:

Coloured suite comprising panel enclosed bath,, low level w.c., pedestal wash hand basin, extractor fan, double glazed window.

GARDENS:

To the front of the property is a lawned garden with pathway to the front door. To the rear of the property is a patio leading to a shingled garden, flower and shrub borders, brick out buildings, rear gate access.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

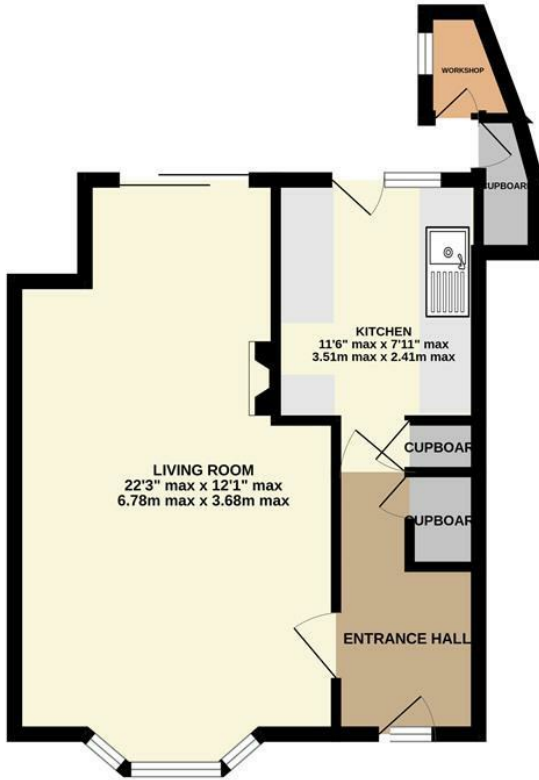
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

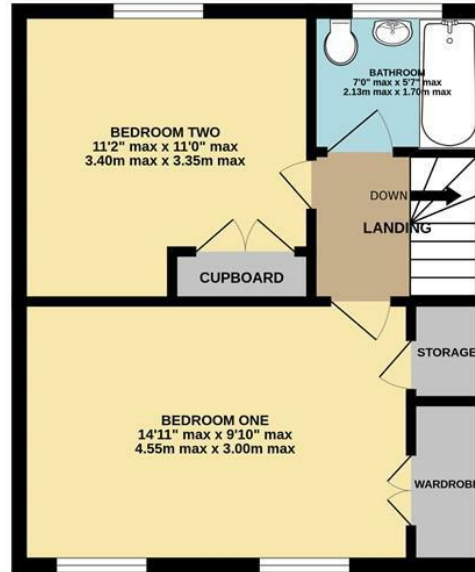
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



2 BEDROOM MID TERRACE

TOTAL FLOOR AREA : 766 sq.ft. (71.1 sq.m.) approx.

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
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
Very environmentally friendly - lower CO ₂ emissions	
92-100 A	
81-91 B	
69-80 C	
55-68 D	
49-54 E	
41-48 F	
35-39 G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

