



Orchard Road, South Ham, Basingstoke, RG22 6NU

Guide Price £400,000



CHEQUERS

Independent Estate Agents

Orchard Road, South Ham, Basingstoke, RG22 6NU

CHEQUERS are pleased to offer for sale this extended semi-detached home with ANNEXE, situated on a generously sized plot on the outskirts of Basingstoke in a no through road. Whilst requiring modernisation, the property offers great potential with the accommodation including lounge, dining room, kitchen, ANNEXE with kitchen area and shower room on the ground floor. There are three bedrooms and a family bathroom arranged on the first floor. Further benefits include double glazing, parking and a private enclosed rear garden. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Front door, stairs to first floor, under stairs cupboard.

DINING ROOM:

12'10" x 10'6" (3.91m x 3.20m)

Front aspect, double glazed window, radiator, LIFT to first floor, doors to -

LOUNGE:

12'11" x 12'1" (3.94m x 3.68m)

Rear aspect, double glazed door to rear garden, feature brick fireplace, radiator, door to hallway.

KITCHEN:

10' max x 8'9" max (3.05m max x 2.67m max)

Side aspect, range of eye and base level units, roll edged work surfaces, single drainer sink unit, built-in hob, appliance space, wall mounted boiler, larder cupboard, door to -

INNER HALLWAY:

Doors to rear garden, door to -

ANNEXE:

24'11" x 9'4" max (7.59m x 2.84m max)

Triple aspect, double glazed windows, kitchen area with work surfaces, single drainer sink unit, eye level cupboard, radiator, door to -

SHOWER ROOM:

7'6" x 5'10" (2.29m x 1.78m)

Shower cubicle, low level w.c., wash hand basin, double glazed window.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

BEDROOM ONE:

12' x 11'5" (3.66m x 3.48m)

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

BEDROOM TWO:

12'9" max x 10'6" (3.89m max x 3.20m)

Front aspect, double glazed window, LIFT from dining room, radiator, built-in cupboards.

BEDROOM THREE:

8'7" x 8' (2.62m x 2.44m)

Rear aspect, double glazed window, radiator.

BATHROOM:

6' x 6' (1.83m x 1.83m)

Coloured suite comprising panel enclosed bath with shower over, low level w.c., pedestal wash hand basin, double glazed window.

GARDENS:

To the front of the property is a paved driveway, shrub borders, side gate access. The rear garden enjoys a private aspect, patio leading to lawned areas, brick out building, summer house, light and power.

COUNCIL TAX:

Band D

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.

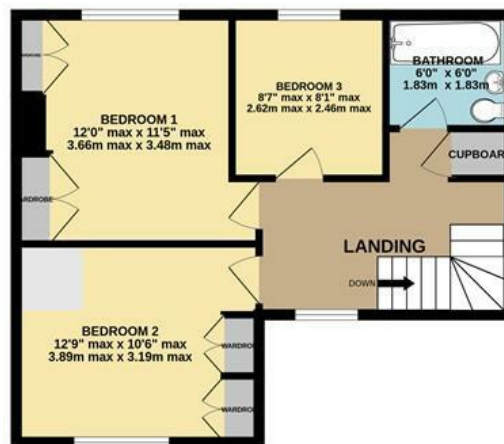
REFERRALS:

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
800 sq.ft. (74.4 sq.m.) approx.

1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



3 BEDROOM SEMI WITH ANNEXE

TOTAL FLOOR AREA : 1295 sq.ft. (120.3 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 not intended to be used for any purpose of omission or mis-statement. This plan is for illustrative purposes only prospective purchaser. The services, systems and appliances shown as to their operability or efficiency can be made with Metreplex ©2026



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
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	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



