



Stag Hill, South Ham, Basingstoke, RG22 6JG  
**Guide Price £300,000**



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UNEXPECTEDLY RE-AVAILABLE FROM 22/05  
CHEQUERS are delighted to market this end of terrace family home overlooking a green to the front and located close to local amenities and schools. The accommodation includes entrance hall, 21' lounge/dining room, refitted kitchen with some integrated appliances, two double bedrooms and a modern bathroom. Externally there is a west facing rear garden, a good sized front garden and a strip the side. The property has been much improved by the current owners and boasts a refitted kitchen along with new UPVC windows and doors in 2023. (draft particulars - awaiting vendors approval)

### ENTRANCE HALL:

Radiator, stairs to first floor, bi-fold doors to kitchen.

### LOUNGE/DINING ROOM:

21'3" x 11' max, 9'10" min (6.48m x 3.35m max, 3.00m min)

Double aspect, double glazed windows, two radiators, SKY tv point.

### REFITTED KITCHEN:

11' x 8'1" (3.35m x 2.46m)

Rear aspect, double glazed window and door to garden, range of eye and base level units, square edged work surfaces, inset Franke sink unit with mixer tap, fitted oven and hob, integrated dishwasher, radiator, tiled flooring.

### STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

### BEDROOM ONE:

15'2" x 9'10" (4.62m x 3.00m)

Front aspect, two double glazed windows, radiator, built-in wardrobes, laminate flooring, inset ceiling spotlights.

### BEDROOM TWO:

11'3" x 11' max (3.43m x 3.35m max)

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

### BATHROOM:

6'10" x 5'6" (2.08m x 1.68m)

Rear aspect, double glazed window, white suite comprising 'P' shaped bath with mixer tap and shower over, glass shower screen, vanity unit with inset wash hand basin and cupboards below, low level w.c., heated towel rail, tiled walls and flooring, extractor fan.

### GARDENS:

To the front of the property is a larger than average garden, laid to lawn with block paved pathway to front door, flower borders, shingled area. To the rear of the property is a west facing garden, paved patio, lawned area, side gate access, outside light, enclosed by fencing, two brick built outbuildings - one with gas combi boiler and plumbing for washing machine, the other with light and power.

### AGENTS NOTE:

There is a strip of land to the side that belongs to the property which, subject to usual consent, may be able to be fenced off, increasing the side size. Applicants are advised to contact Basingstoke & Deane Council for guidance.

### 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.

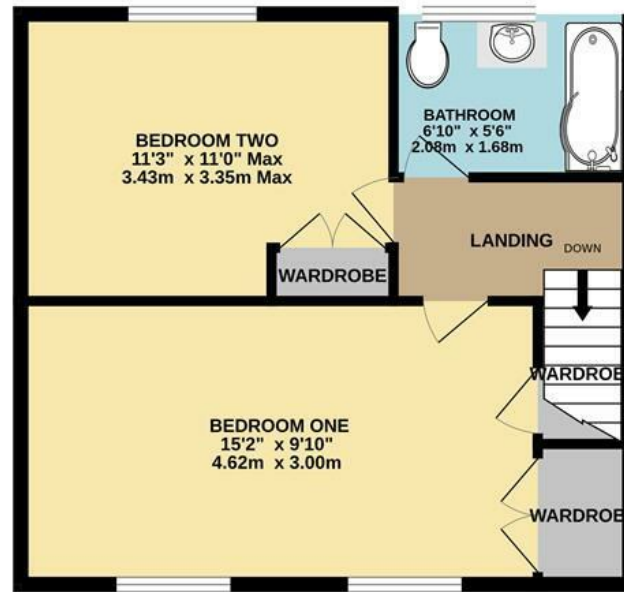
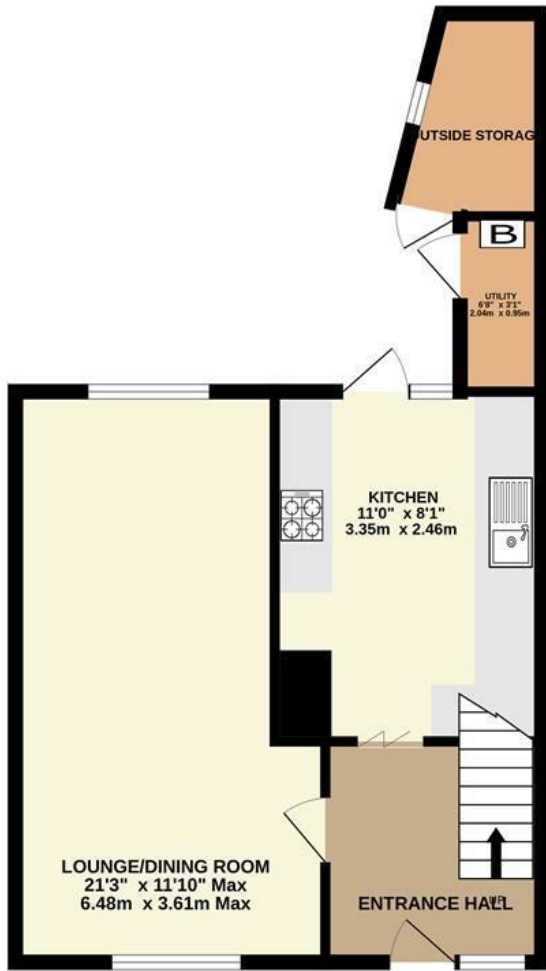
### REFERRALS:

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



2 BEDROOM END TERRACE

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 omission or mis-statement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchaser. The services, systems and fixtures are shown as to their operability at the time of completion. Made with

