



Sandys Road, South Ham, Basingstoke, RG22 6AF
Offers In Excess Of £350,000



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CHEQUERS are pleased to offer for sale this extended three bedroom semi-detached home, situated on the outskirts of South Ham. The property has been extended over the years and requires viewing to fully appreciate the accommodation - entrance hall, lounge, separate dining room, kitchen, shower room and three bedrooms. Further benefits include a large garage/sorkshop and a pretty cottage garden.

AGENTS NOTE - Please note, whilst the property enjoys a corner plot, it is fan shaped and the rear garden is a well thoughtout small cottage garden. Please be aware of this before viewing.

RECEPTION PORCH:

Cloaks hanging space and built-in cupboards, shelving and seat, further storage cupboard, glazed door to -

ENTRANCE HALL:

Stairs to first floor, heating thermostat.

SHOWER ROOM:

Modern white suite comprising shower cubicle, wash hand basin, w.c., spotlights, extractor fan.

KITCHEN:

10'2" x 6'11" (3.10m x 2.11m)

Rear aspect, double glazed window, range of eye and base level units, wooden work surfaces, tiled surrounds, feature butler sink with mixer tap, cooker point, plumbing for washing machine, appliance space.

LOUNGE:

15'6" x 10'2" (4.72m x 3.10m)

Front aspect, double glazed window, feature fireplace with multi fuel fire, built-in cupboards and shelving, radiator with feature cover, arch to -

DINING ROOM:

11'3" x 9'1" (3.43m x 2.77m)

Rear aspect, sliding patio doors to garden, radiator, built-in storage cupboards and shelving.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

BEDROOM ONE:

15'5" max x 10'1" max (4.70m max x 3.07m max)

Double aspect, double glazed windows, built-in cupboards, drawers and display shelving, radiator with feature cover, storage cupboard.

BEDROOM TWO:

11'6" max x 6'5" max (3.51m max x 1.96m max)

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

BEDROOM THREE:

9'9" x 7'2" (2.97m x 2.18m)

Front aspect, double glazed window, radiator.

GARAGE:

20'2" max x 17' max (6.15m max x 5.18m max)

Up and over door, wall mounted boiler, built-in shelving, light and power, door to rear garden.

GARDENS:

To the front of the property is a driveway to the garage, mature hedges and borders, log store, further shingled area with raised border and feature lighting. To the rear of the property is a well presented cottage garden, decking area with awning, block paved patio with arbour and ornamental pond, timber storage shed, feature SUMMER HOUSE with built-in seating and storage, lighting.

COUNCIL TAX:

Band B

MONEY LAUNDERING REGULATIONS:

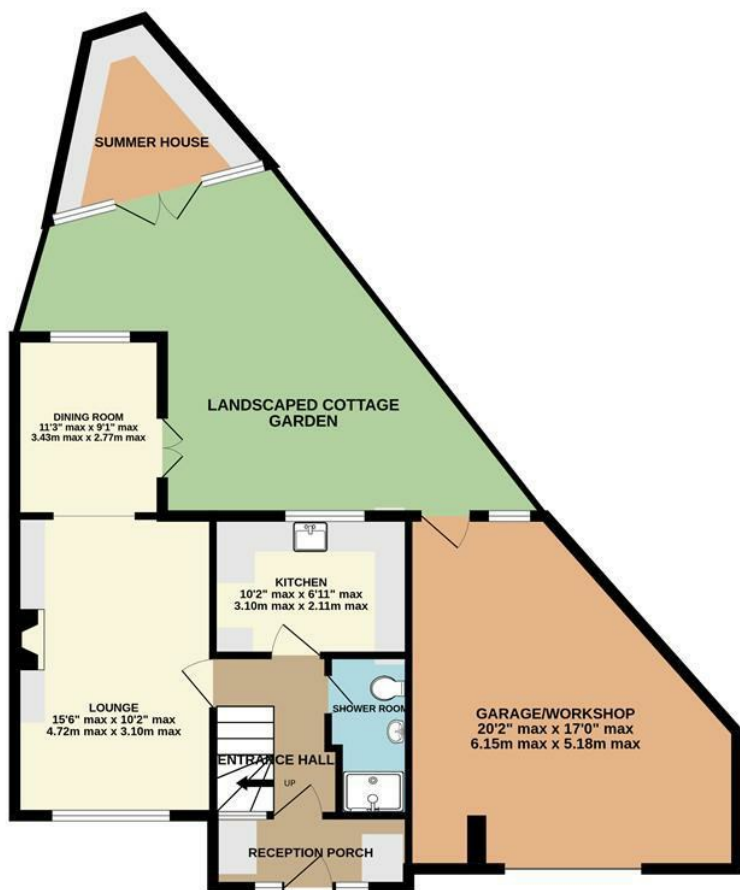
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



3 BEDROOM EXTENDED SEMI

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	
Very energy efficient - lower running costs	Current
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	
Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A	
81-91 B	
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