



Sandys Road, South Ham, Basingstoke, RG22 6AE  
**Guide Price £300,000**





## Sandys Road, South Ham, Basingstoke, RG22 6AE

NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this semi-detached home on the outskirts of South Ham with a generously sized corner plot. Whilst modernisation is required, the property has great potential with accommodation over two flooring including lounge, dining room, breakfast room, kitchen, bathroom and three bedrooms. Further benefits include garage and ample parking to the side. (draft particulars - awaiting vendors approval)

### ENTRANCE HALL:

Front door, stairs to first floor, radiator.

### BATHROOM:

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

### LOUNGE:

15'5" x 10'3" (4.70m x 3.12m)

Front aspect, double glazed window, fireplace with gas fire, doors to -

### DINING ROOM:

9'3" x 7'8" (2.82m x 2.34m)

Rear aspect, double glazed French doors to garden, radiator, doors to -

### BREAKFAST ROOM:

9'9" x 9' (2.97m x 2.74m)

Glazed door to rear porch, radiator, storage cupboard, archway to -

### KITCHEN:

10'3" x 8'8" max (3.12m x 2.64m max)

Side aspect, range of eye and base level units, single drainer sink unit with mixer tap, fitted oven and hob, tiled surrounds, appliance space.

### STAIRCASE GIVES ACCESS TO FIRST FLOOR:

#### BEDROOM ONE:

15'7" max x 10'5" max (4.75m max x 3.18m max)

Double aspect, double glazed windows to front and rear, airing cupboard.

#### BEDROOM TWO:

12'3" x 6'3" (3.73m x 1.91m)

Rear aspect, double glazed window, radiator.

#### BEDROOM THREE:

9'10" x 7'3" (3.00m x 2.21m)

Front aspect, double glazed window, radiator.

### GARDENS:

To the front of the property is a lawned garden, pathway to the front door, mature hedging, driveway to the side and leading to the rear. To the rear of the property is a generously sized garden with patio leading to lawned area, garden shed, further lawned area.

### GARAGE:

Up and over door.

### COUNCIL TAX:

Band B

### MONEY LAUNDERING REGULATIONS:

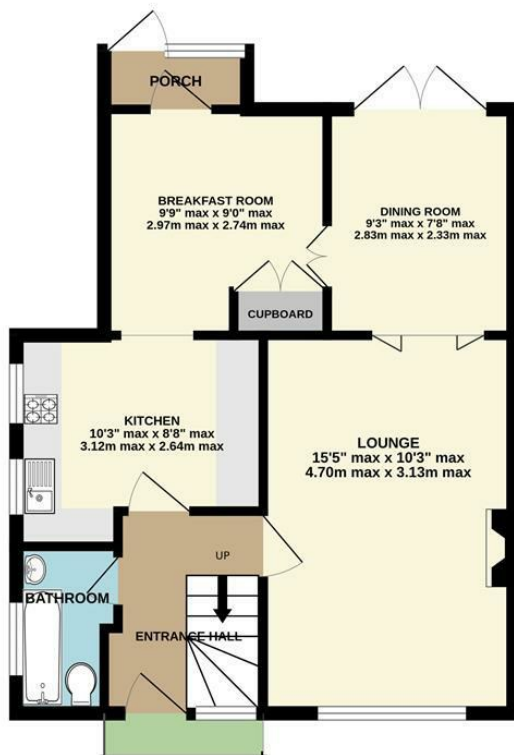
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

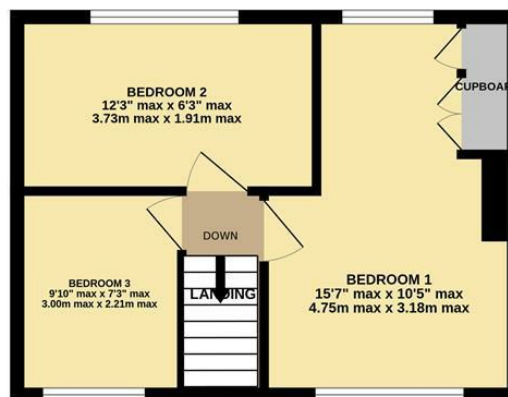
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



### 3 BEDROOM SEMI

TOTAL FLOOR AREA: 797 sq.ft. (74.0 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	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A	
B	
C	
D	
E	
F	
G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



