



Carpenters Court, South Ham, Basingstoke, RG22 6EW
Guide Price £300,000



CHEQUERS

Independent Estate Agents

Carpenters Court, South Ham, Basingstoke, RG22 6EW

CHEQUERS are pleased to offer this three bedroom family home that has been improved by the current owners. Improvements include a refitted bathroom, replacement windows and front door. Further benefits include a conservatory, modern kitchen two reception areas and a private courtyard garden enjoying a westerly aspect. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Double glazed front door, understairs storage, radiator.

KITCHEN:

8'10" x 8' (2.69m x 2.44m)

Front aspect, double glazed window, range of eye and base level units, square edged work surfaces, inset 1.5 bowl sink unit with mixer tap, fitted oven and hob with extractor over, plumbing for washing machine and dishwasher, concealed boiler, appliance space, radiator.

DINING AREA:

12'6" x 8' (3.81m x 2.44m)

Undertairs cupboard, radiator, large arch to -

LOUNGE:

14'5" x 9'10" (4.39m x 3.00m)

Rear aspect, wood casement double glazed window and door to conservatory, radiator, stairs to first floor.

CONSERVATORY:

13' x 8'1" (3.96m x 2.46m)

UPVC and double glazed construction, double doors to garden, radiator, tiled flooring.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard.

BEDROOM ONE:

12'9" x 7'8" (3.89m x 2.34m)

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

BEDROOM TWO:

10' x 8' (3.05m x 2.44m)

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

BEDROOM THREE:

10' x 6'5" (3.05m x 1.96m)

Rear aspect, double glazed window, radiator.

BATHROOM:

6'1" x 5'2" (1.85m x 1.57m)

Front aspect, double glazed window, suite comprising square 'P' shaped bath with shower over, shower screen, vanity unit with inset wash hand basin, shaver point, low level w.c., tiled surrounds, tiled flooring, chrome heated towel rail.

GARDENS:

To the front of the property is a small garden, pathway to front door, **ALLOCATED PARKING SPACE**. To the rear of the property is a private garden with a westerly aspect, shingled garden with decked area, side gate access.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

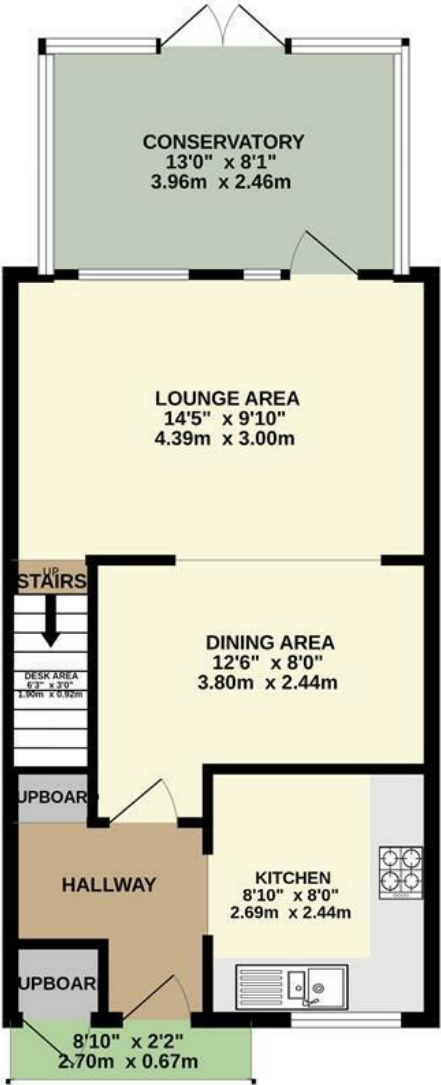
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

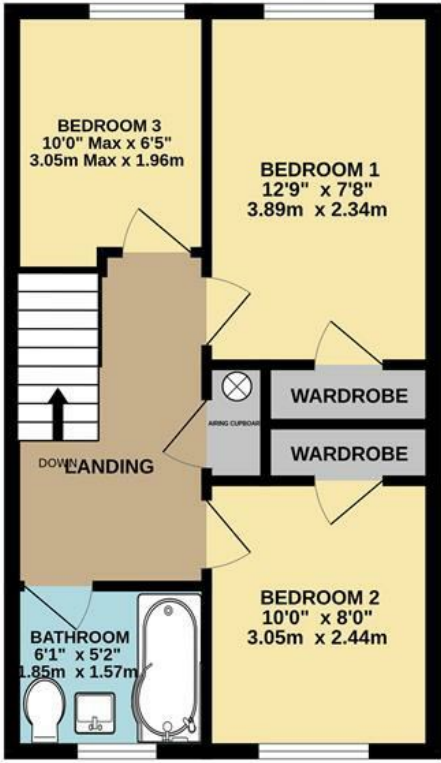
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the information provided, the seller accepts no liability for any omission or mis-statement. This plan is for prospective purchaser. The services, system as to their operation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100		A	
81-91		B	
69-80		C	
55-68		D	
43-54		E	
31-38		F	
1-20		G	
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			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

