



White House Close, South Ham, Basingstoke, RG22 6HD  
**Guide Price £190,000**



## White House Close, South Ham, Basingstoke, RG22 6HD

NO ONWARD CHAIN - Chequers are pleased to offer this first floor maisonette with generously sized accommodation, garage in a block and an enclosed garden. Whilst requiring modernisation, the property offers great potential and viewing is recommended, (draft particulars - awaiting vendors approval).

### ENTRANCE LOBBY:

Stairs to first floor.

### FIRST FLOOR LANDING:

Radiator, access to loft space, airing cupboard.

### LIVING ROOM:

14'6" x 11'10" (4.42m x 3.61m)

Rear aspect, double glazed window, radiator, wall light point, fireplace with storage to side.

### KITCHEN:

12'9" x 8'1" (3.89m x 2.46m)

Front aspect, range of eye and base level units, inset single drainer sink unit, roll edged work surfaces, cooker point, wall mounted boiler, appliance space.

### BEDROOM ONE:

11'8" x 11'6" (3.56m x 3.51m)

Rear aspect, double glazed window, radiator.

### BEDROOM TWO:

12'4" max x 10'11" max (3.76m max x 3.33m max)

Front aspect, double glazed window, radiator.

### BATHROOM:

6'4" x 5'7" (1.93m x 1.70m)

Suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c., wash hand basin, tiled surrounds.

### GARAGE:

In nearby block.

### GARDENS:

To the rear of the property is an enclosed garden accessed via a communal pathway brick outbuilding.

### LEASE DETAILS:

We have been advised there are approximately 129 years remaining on the lease. Ground rent - £150.00 - for the period 16 May 2025 - 15 May 2026.. Buildings Insurance - £325.25 for 26 Jan 2026 to 25 January 2027. Prospective purchasers should clarify these details with their solicitor.

### 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.

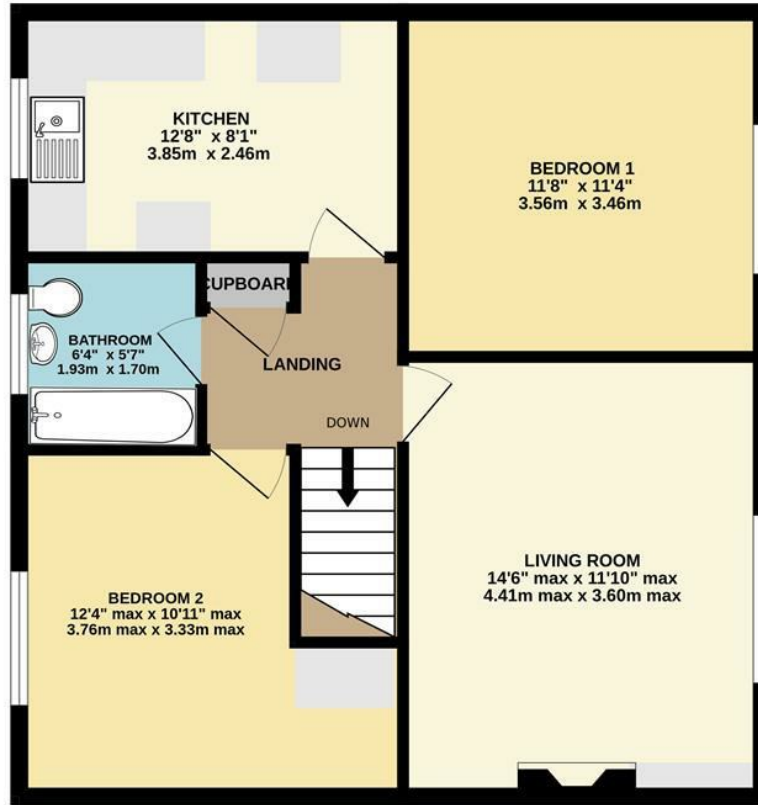
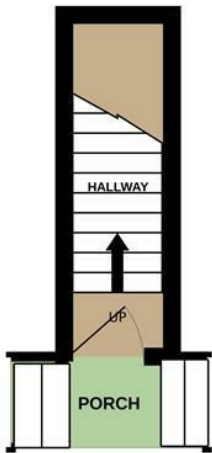
### REFERRALS:

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  
40 sq.ft. (3.7 sq.m.) approx.

1ST FLOOR  
628 sq.ft. (58.4 sq.m.) approx.



2 BEDROOM FIRST FLOOR MAISONETTE

TOTAL FLOOR AREA : 668 sq.ft. (62.1 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	Interest
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		66	75

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Interest
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			



Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property in accordance with the Property Misdescriptions Act 1991. Chequers Estate Agents advise that no testing (unless otherwise stated) has been carried out on heating, plumbing, gas or electrical appliances (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.

