



St. Andrews Road, South Ham, Basingstoke, RG22 6PS  
**Guide Price £350,000**



## St. Andrews Road, South Ham, Basingstoke, RG22 6PS

CHEQUERS are pleased to market this three bedroom double fronted semi-detached home with driveway and garage. The accommodation includes lounge leading to heated conservatory, separate dining room and a fitted kitchen. The first floor has three well proportioned bedrooms and a family bathroom. The property had replacement double glazing in 2023 and benefits from gas radiator heating. (draft particulars - awaiting vendors approval).

### ENTRANCE PORCH:

6'1" x 3'7" (1.85m x 1.09m)

Composite front door, double glazed windows, door to -

### ENTRANCE HALL:

Storage cupboard, stairs to first floor.

### LOUNGE:

16'5" x 1'6" (5.00m x 0.46m)

Front aspect, double glazed window, feature brick fireplace, radiator, beamed ceiling, double glazed door to -

### CONSERVATORY:

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

Dwarf wall and UPVC construction, radiator, doors to garden, ceiling light/fan.

### DINING ROOM:

10'6" x 9'2" (3.20m x 2.79m)

Front aspect, double glazed window, radiator, tiled flooring, open to -

### KITCHEN:

16' x 7' (4.88m x 2.13m)

Rear aspect, double glazed window, stable door to garden, range of eye and base level units, roll edged work surfaces, inset Butler sink, fitted hob with extractor over, built-in eye level oven, plumbing for washing machine and dishwasher, appliance space, wall mounted boiler, tiled flooring.

### STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

### BEDROOM ONE:

14'9" max x 9' (4.50m max x 2.74m)

Front aspect, double glazed window, radiator, over stairs cupboard, ceiling light/fan.

### BEDROOM TWO:

12'10" x 9' (3.91m x 2.74m)

Front aspect, double glazed window, radiator, ceiling light/fan.

### BEDROOM THREE:

9'6" x 7'2" (2.90m x 2.18m)

Rear aspect, double glazed window, radiator, ceiling light/fan.

### BATHROOM:

8'4" x 7'6" (2.54m x 2.29m)

Rear aspect, twin double glazed windows, panel enclosed bath with shower over and folding shower screen, vanity unit with inset wash hand basin and cupboards below, low level w.c., chrome heated towel rail, tiled surrounds and flooring, extractor fan.

### GARDENS:

To the front of the property is a lawned garden, pathway to front door. Shared driveway to garage. To the rear of the property is a lawned garden with paved patio.

### GARAGE:

Up and over door.

### COUNCIL TAX:

Band C

### MONEY LAUNDERING REGULATIONS:

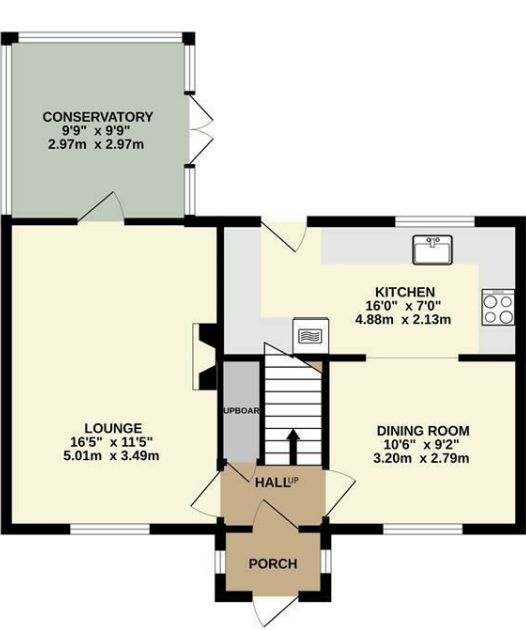
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

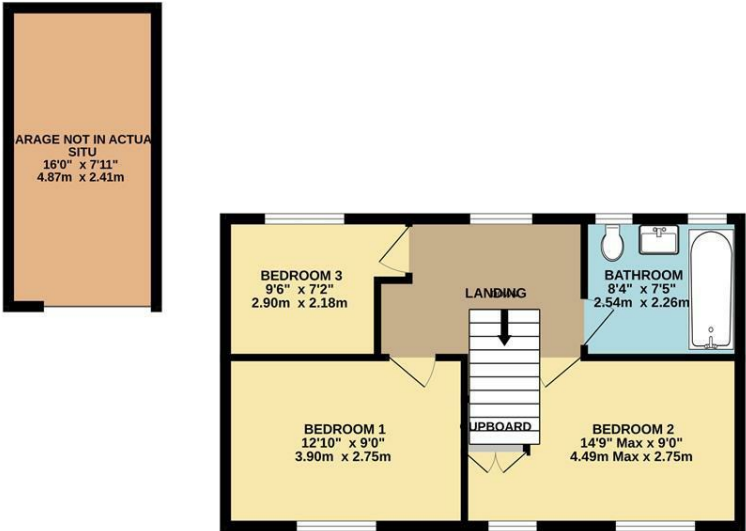
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR



1ST FLOOR



3 BEDROOM 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                    |         |
|---------------------------------------------|---------|
|                                             | Current |
| Very energy efficient - lower running costs |         |
| 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 <sub>2</sub> ) Rating                  |         |
|-----------------------------------------------------------------|---------|
|                                                                 | Current |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |
| 92-100                                                          | A       |
| 81-91                                                           | B       |
| 69-80                                                           | C       |
| 55-68                                                           | D       |
| 49-54                                                           | E       |
| 41-48                                                           | F       |
| 35-39                                                           | G       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |
| England & Wales                                                 |         |
| EU Directive 2002/91/EC                                         |         |

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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.

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