



Lancaster Road, South View, Basingstoke, RG21 5UE
Guide Price £325,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer this generously sized three bedroom semi-detached home, set on the outskirts of the town centre in the popular South View area. Whilst the property requires full modernisation (this must be taken into account before viewing) there is potential allowing for the plot size and accommodation currently on offer - cloakroom, lounge/dining room, kitchen, garden room, three bedrooms and a shower. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Stairs to first floor, radiator.

CLOAKROOM:

Low level w.c., corner wash hand basin.

LOUNGE/DINING ROOM:

27'10" x 11'11" max (8.48m x 3.63m max)

Front aspect, double glazed window, radiator, wall light points, ornamental fireplace, glazed door to -

GARDEN ROOM:

15'1" x 7'9" (4.60m x 2.36m)

Radiator, glazed door to garden.

KITCHEN:

13'5" x 6'11" (4.09m x 2.11m)

Side aspect, range of eye and base level units, work surfaces, appliance space, inset single drainer sink unit with mixer tap, storage cupboard, wall mounted boiler, door to garden room.

STAIRCASE GIVES ACCESS TO LANDING:

Airing cupboard, access to loft space.

BEDROOM ONE:

12'10" x 12'1" max (3.91m x 3.68m max)

Front aspect, radiator, built-in wardrobes.

BEDROOM TWO:

12'10" x 10' (3.91m x 3.05m)

Rear aspect, radiator.

BEDROOM THREE:

9'6" x 8'8" (2.90m x 2.64m)

Rear aspect, radiator.

SHOWER ROOM:

White suite comprising walk-n shower, wash hand basin, low level w.c., tiled surrounds, radiator.

OUTSIDE:

The front of the property is approached via double swing gates leading to hard standing and side access to the rear garden, lawned area with mature hedging and dwarf brick wall. To the rear of the property is a generously sized plot, extending to approximately 90', seasonally overgrown, derelict outbuilding to rear along with remains of a garage.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

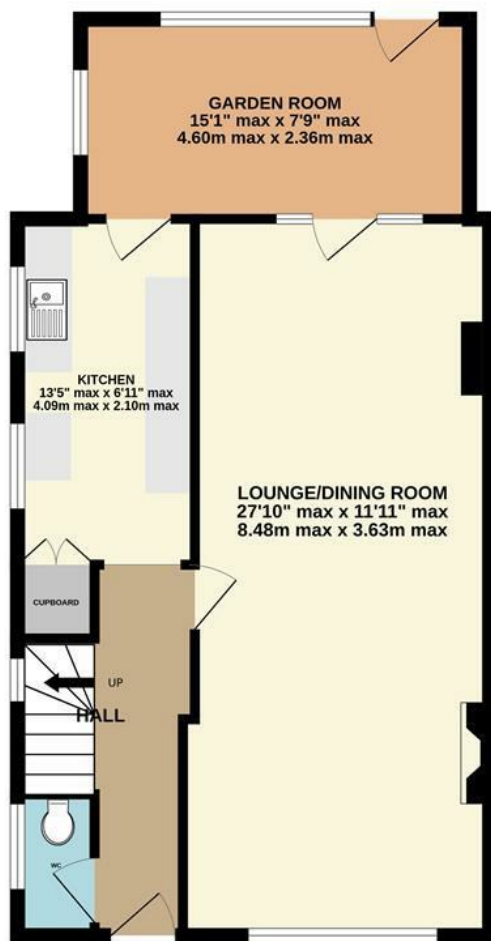
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

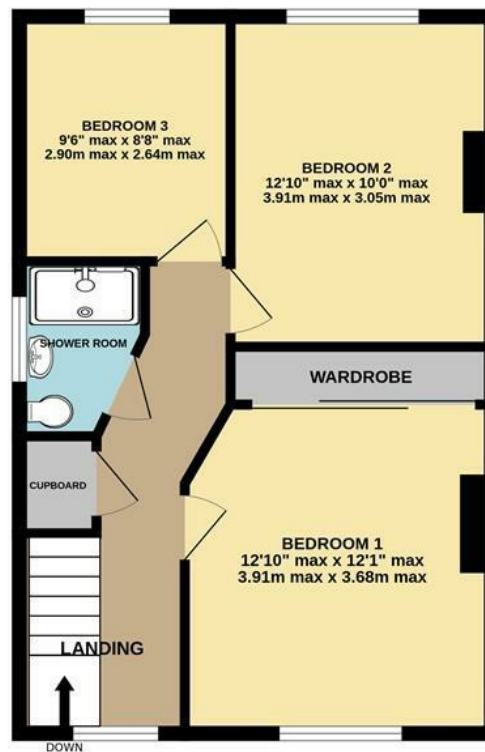
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.



3 BEDROOM SEMI

TOTAL FLOOR AREA: 1124 sq.ft. (104.4 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 inspected and their condition is as to their operability or efficiency can be guaranteed.

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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	
31-39 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	
69-80 C	
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49-54 E	
41-48 F	
31-39 G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

