



Charles Street, South Ham, Basingstoke, RG22 6PR
Guide Price £375,000



CHEQUERS

Independent Estate Agents

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CHEQUERS are pleased to market this extended semi-detached home in a popular location. The accommodation includes 25' family room with vaulted ceiling, kitchen/breakfast room with island and built-in appliances, 16' living room, cloakroom and utility room. There are three well proportioned bedrooms and a 4 piece family bathroom arranged on the first floor. To the front of the property is a block paved driveway and to the rear of the house, a garden enjoying a westerly aspect. (draft particulars - awaiting vendors approval)

ENTRANCE PORCH:

5'5" x 3'7" (1.65m x 1.09m)

Double glazed windows, door to -

ENTRANCE HALL:

Stairs to first floor, storage cupboard.

LIVING ROOM:

16'5" x 11'5" (5.00m x 3.48m)

Double aspect, front aspect double glazed window, radiator, feature electric fire with wooden mantle, inset spotlights, SKY Q t.v point, French doors to rear garden.

KITCHEN/BREAKFAST ROOM:

16'5" x 8'5" (5.00m x 2.57m)

Double aspect, double glazed windows to front and rear, range of eye and base level units, work surfaces, island breakfast bar, fitted hob with extractor over, fitted double oven and microwave with storage above and below, 1.5 bowl sink unit, plumbing for dishwasher, appliance space, access to -

UTILITY ROOM:

7'1" x 4'2" (2.16m x 1.27m)

Double glazed door to garden, storage cupboards, plumbing for washing machine, appliance space, door to -

CLOAKROOM:

Rear aspect, double glazed window, low level w.c., wash hand basin.

FAMILY / DINING ROOM:

25'5" x 10'2" (7.75m x 3.10m)

Double aspect, double glazed window to front and rear, French doors to rear garden, vaulted ceiling with skylight window, two radiators, inset spotlights.

STAIRCASE GIVES ACCESS TO LANDING:

Rear aspect, double glazed window, radiator, access to loft space.

BEDROOM ONE:

12'4" x 9' (3.76m x 2.74m)

Front aspect, double glazed window, radiator, inset ceiling lights.

BEDROOM TWO:

15'3" max x 9' max (4.65m max x 2.74m max)

Front aspect, twin double glazed windows, radiator, over stairs cupboard.

BEDROOM THREE:

7'4" x 7'3" plus wardrobes (2.24m x 2.21m plus wardrobes)

Rear aspect, double glazed window, built-in wardrobe with sliding mirror doors.

BATHROOM:

7'6" x 7'3" (2.29m x 2.21m)

Rear aspect, twin double glazed windows, panel enclosed bath, shower cubicle with electric shower, low level w.c., pedestal wash hand basin, chrome heated towel rail, tiled walls, inset spotlights.

GARDENS:

To the front of the property is a block paved driveway with parking for 2 - 3 cars, lawned area, flower and shrub borders and low picket fencing. To the rear of the property the garden has a westerly aspect, paved patio and shingled area, flower borders, outside light, outside power and water tap, two sheds, enclosed by timber fencing.

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:

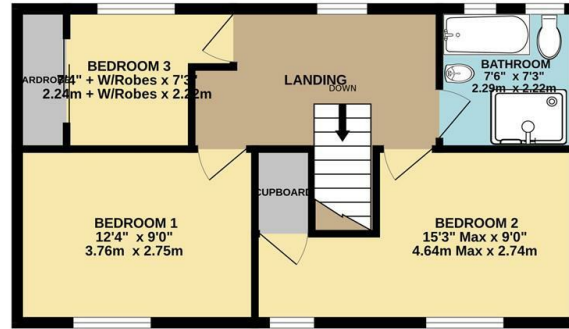
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR



1ST FLOOR



3 BEDROOM SEMI-DETACHED

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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