



Peveral Way, South Ham, Basingstoke, RG22 6QN
Guide Price £310,000

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CHEQUERS are pleased to market this well presented three bedroom terraced house set in a walk-way location, overlooking a small green. The accommodation includes lounge, dining room, kitchen, three well proportioned bedrooms and a modern bathroom. There are enclosed gardens to the front and rear of the property and communal parking to the rear. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Stairs to first floor, radiator, under stairs cupboard, glazed doors to lounge and kitchen.

LOUNGE:

14'9" x 10'8" (4.50m x 3.25m)

Front aspect, double glazed window, wall mounted modern electric fire, radiator, doors to -

DINING ROOM:

9'1" x 8'7" (2.77m x 2.62m)

Rear aspect, double glazed French doors to garden, radiator, archway to -

KITCHEN:

12'8" x 9' (3.86m x 2.74m)

Rear aspect, doble glazed window, double glazed door to garden, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, plumbing for washing machine, appliance space, tiled flooring.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

BEDROOM ONE:

11'4" plus wardrobes x 9' (3.45m plus wardrobes x 2.74m)

Front aspect, double glazed window, radiator, range of built-in wardrobes.

BEDROOM TWO:

12'8" x 9' (3.86m x 2.74m)

Rear aspect, double glazed window, airing cupboard,

BEDROOM THREE:

10'9" max x 8'2" max (3.28m max x 2.49m max)

Front aspect, double glazed window, over stairs cupboard, radiator.

BATHROOM:

8'7" x 5'6" (2.62m x 1.68m)

Rear aspect, double glazed window, white suite comprising panel enclosed bath with electric shower over, mixer tap and shower attachment, low level w.c., wash hand basin, radiator, inset spotlights.

GARDENS:

To the front of the property is a lawned garden with flower border, pathway to front door, enclosed by low level fencing and gate. To the rear of the property is a patio leading to lawned area with borders, two brick built sheds, enclosed by brick walling, pathway to rear gate access. COMMUNAL PARKING to rear.

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:

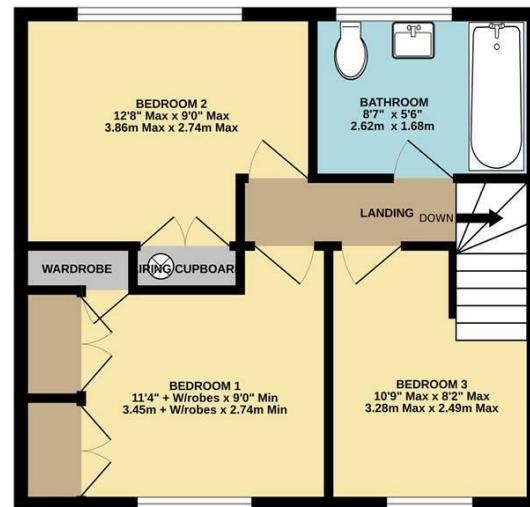
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR



1ST FLOOR



3 BED MID

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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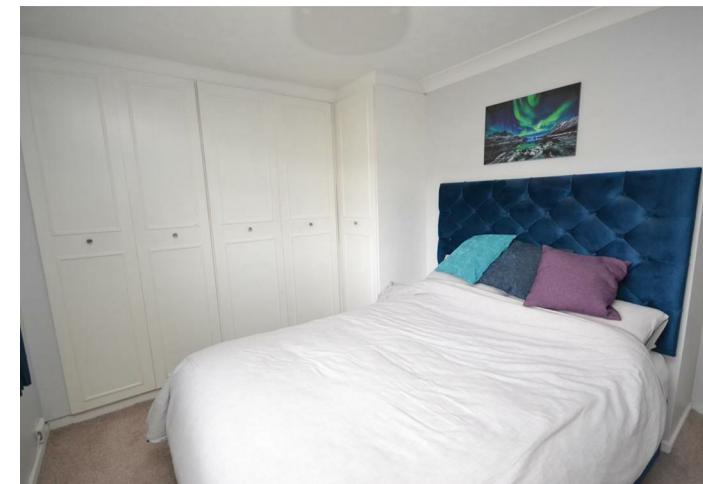


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(91-81) B			
(89-80) C			
(88-80) D			
(79-54) E			
(53-31) F			
(21-0) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

England & Wales

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-81) B			
(80-66) C			
(55-48) D			
(37-34) E			
(27-23) F			
(1-2) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

England & Wales





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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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