



Butler Close, South Ham, Basingstoke, RG22 6UF
Guide Price £230,000



Butler Close, South Ham, Basingstoke, RG22 6UF

NO ONWARD CHAIN - Chequers are pleased to market this three bedroom family home. The accommodation includes cloakroom, refitted kitchen/dining room with integrated appliances and living room opening to a conservatory. The first floor offers three bedrooms and a family shower room. The rear garden enjoys a good level of privacy with a southerly aspect and the property also benefits from double glazing and gas radiator heating. (draft particulars - awaiting vendors approval).

ENTRANCE HALL:

Double glazed front door, under stairs cupboard, stairs to first floor, laminate flooring, radiator.

LIVING ROOM:

16' x 13' (4.88m x 3.96m)

Brick plinth with open fireplace and log burner, radiator, wall light points, laminate flooring, door to kitchen, open to -

CONSERVATORY:

10'6" x 7' (3.20m x 2.13m)

Dwarf wall and UPVC construction, double glazed French doors to garden, radiator, wall light points, tiled flooring.

KITCHEN:

12'2" x 9'6" (3.71m x 2.90m)

Double aspect, double glazed window to front, double glazed door to rear garden, refitted and comprising range of eye and base level units, quartz work surfaces, inset 1.5 bowl sink unit, fitted oven and hob with extractor over, integrated fridge/freezer and dishwasher, wine rack, radiator, space for table, door to -

CLOAKROOM:

5'2" x 4'1" (1.57m x 1.24m)

Side aspect, double glazed window, low level w.c., wash hand basin, radiator, tiled flooring and walls, extractor fan, door to -

UTILITY CUPBOARD:

5'8" x 5' (1.73m x 1.52m)

Light and power, plumbing for washing machine, wall mounted gas fire boiler, appliance space, tiled flooring.

STAIRCASE GIVES ACCESS TO LANDING:

Airing cupboard.

BEDROOM ONE:

13' x 10'1" (3.96m x 3.07m)

Rear aspect, double glazed window, range of wardrobes with over bed storage, wall light points, radiator, ceiling spotlights.

BEDROOM TWO:

13' x 8'5" (3.96m x 2.57m)

Rear aspect, double glazed window, radiator, two built-in double wardrobes, access to loft space.

BEDROOM THREE:

10'1" x 6'10" (3.07m x 2.08m)

Rear aspect, double glazed window, radiator.

SHOWER ROOM:

10'3" max x 5'5" (3.12m max x 1.65m)

Front aspect, double glazed window, walk-in shower cubicle with sliding doors, low level w.c., pedestal wash hand basin, radiator, tiled flooring and walls.

GARDENS:

To the front of the property is a large store. To the rear of the property the garden enjoys a southerly aspect, laid to lawn and patio with shrub borders, outside tap, enclosed by brick walling and inset fencing, rear gate access. Communal parking nearby.

DIRECTIONS:

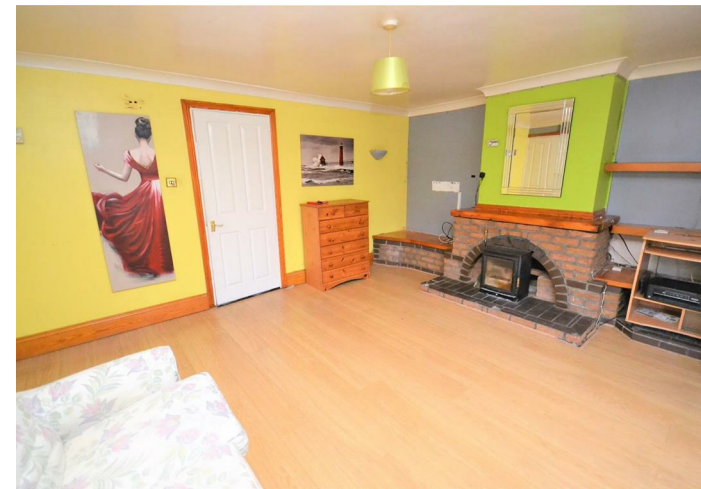
From our office in Winton Square, proceed along Sarum Hill and continue over the traffic lights into Worting Road. Continue over the roundabout by Morrisons and straight over the Sandys Road roundabout taking the next left into Western Way. At the mini roundabout turn right into St Peters Road and continue to the 'T' junction and turn right into Butler Close.

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

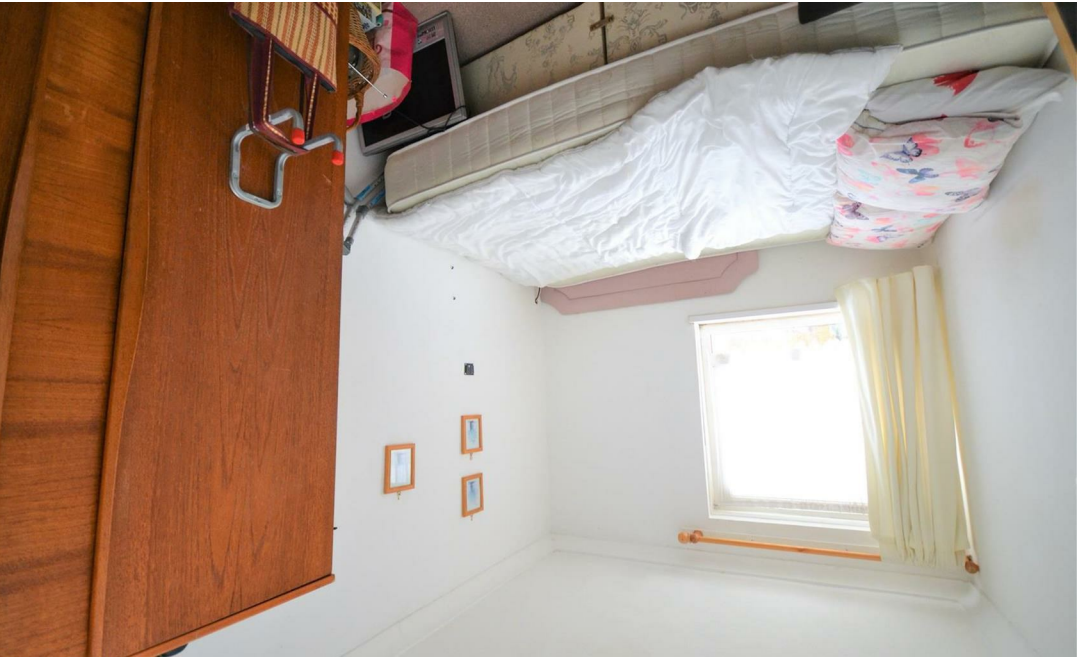


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2021



Energy Efficiency Rating	
Current	Potential
They're 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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



www.chequersestateagents.co.uk



The UK's number one property website
rightmove.co.uk



T 01256 810018

E sales@chequersestateagents.co.uk

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.