



Pinkerton Road, South Ham, Basingstoke, RG22 6RT  
**Offers In Excess Of £187,000**



**CHEQUERS**

Independent Estate Agents



## **Pinkerton Road, South Ham, Basingstoke, RG22 6RT**

CHEQUERS are pleased to offer this well presented first floor maisonette with NO ONWARD CHAIN and benefiting from its own private garden. The accommodation includes lounge, modern kitchen with fitted oven & hob and washer/dryer, two bedrooms, bathroom & separate w.c. The property also benefits from gas radiator heating and double glazing. With a regular bus service there is easy access to Basingstoke town centre and the Leisure Park. 986 year lease - 50% share of the freehold and no ground rent costs makes this an ideal first or investment purchase. (draft particulars - awaiting vendors approval)

### **ENTRANCE LOBBY:**

Radiator, stairs to first floor landing with white panelled doors to all rooms and hatch to part boarded loft.

### **LOUNGE:**

**11'9" x 11'2" (3.58m x 3.40m)**

Front aspect, double glazed window, radiator, over stairs cupboard, t. aerial point, telephone point.

### **KITCHEN:**

**9'1" x 7'7" (2.77m x 2.31m)**

Rear aspect, double glazed window, range of eye and base level units, inset 1.5 bowl sink unit, fitted oven and hob with extractor over, integrated washer/dryer and fridge, gas fired combi boiler, work surfaces, radiator, laminate flooring.

### **BEDROOM ONE:**

**11'2" x 11' (3.40m x 3.35m)**

Front aspect, double glazed window, radiator.

### **BEDROOM TWO:**

**9'2" x 9'1" (2.79m x 2.77m)**

Rear aspect, double glazed window, radiator.

### **BATHROOM:**

White suite (refitted in 2017) comprising panel enclosed bath with mixer tap and shower

attachment, separate shower unit over, shower screen, wash hand basin with cupboards below, tiled surrounds, chrome heated towel rail, double glazed window

### **SEPARATE W.C.:**

Low level w.c., wash hand basin radiator, laminate flooring.

### **GARDEN:**

Remotely accessed via gate, laid to shingle, enclosed by panelled fencing. There are a number of communal parking areas close to the property.

### **AGENTS NOTE:**

We have been advised by the vendor, the rental value is £850.00 pcm

### **LEASE DETAILS:**

986 year lease - 50% of the freehold owned by each maisonette. Prospective purchasers should clarify these details with their solicitor.

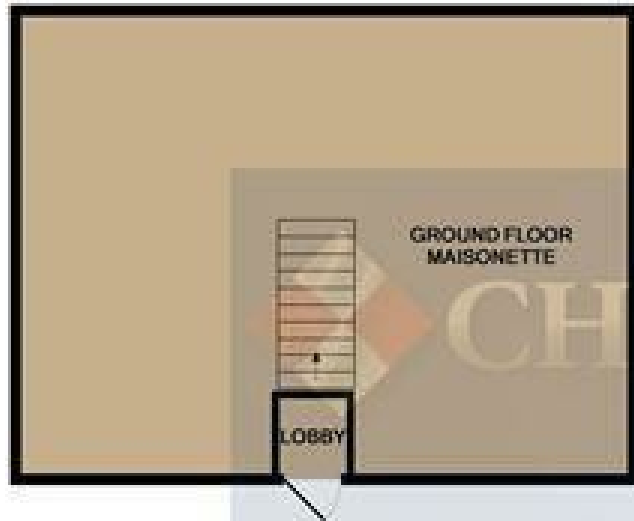
### **DIRECTIONS:**

From the Winchester Road roundabout proceed along the Winchester Road away from the town centre, passed the super stores on the left. At the next roundabout (Brighton Hill roundabout) take the 5th exit into Western Way, continue over two small roundabouts and Pinkerton Road is then the next on the left. The property will be found towards the end of the road, set back on the right hand side.

### **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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 535 SQ FT  
(49.7 SQ M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 536 SQ FT  
(49.8 SQ M.)

TOTAL APPROX. FLOOR AREA: 1071 SQ FT. (99.5 SQ M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, floors 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 (2019)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92-100 A	
81-91 B	81 82
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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
92-100 A	
81-91 B	79 80
69-80 C	
55-68 D	
49-54 E	
41-48 F	
31-39 G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	





