



Pinkerton Road, South Ham, Basingstoke, RG22 6RH

**Guide Price £230,000**



**CHEQUERS**

Independent Estate Agents

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

NO ONWARD CHAIN - Chequers are pleased to market this terraced house with two double bedrooms overlooking a green to the front. The accommodation includes 21' lounge/dining room, 11' kitchen, 15' x 9'11" master bedroom, further double bedrooms and a refitted shower room. Although the property would benefit from some cosmetic upgrading, the windows and external doors were replaced by the reputable local company Rainbow in July 2019 and the gas fired boiler has been serviced annually. The property also benefits from front and rear gardens. (draft particulars - awaiting vendors approval)

### **ENTRANCE PORCH:**

Double glazed front door, side aspect single glazed window, door to -

### **ENTRANCE HALL:**

Stairs to first floor, under stairs cupboard.

### **LOUNGE/DINING ROOM:**

**21'1" x 11'10" max, 7'3" min (6.43m x 3.61m max, 2.21m min)**

Double aspect, double glazed bow window to front, double glazed window to rear, feature fireplace with electric fire, sky t.v point, two radiators.

### **KITCHEN:**

**11' x 6'4" (3.35m x 1.93m)**

Rear aspect, double glazed window, range of eye and base level units, roll edged work surfaces, inset sink unit, larder cupboard, plumbing for washing machine, cooker point, appliance space. radiator, double glazed door to rear garden.

### **STAIRCASE GIVES ACCESS TO LANDING:**

Access to loft space.

### **BEDROOM ONE:**

**15' x 9'11" (4.57m x 3.02m)**

Front aspect, twin double glazed windows,

radiator, built-in cupboard, further cupboard housing boiler.

### **BEDROOM TWO:**

**11'2" max, 8'110" min x 11' max (3.40m max, 2.44m min x 3.35m max)**

Rear aspect, double glazed window, airing cupboard, radiator.

### **SHOWER ROOM:**

**6'10" x 5'7" (2.08m x 1.70m)**

Rear aspect, double glazed window, refitted white suite comprising corner shower cubicle with electric shower, low level w.c., pedestal wash hand basin, chrome heated towel rail.

### **GARDENS:**

To the front of the property is a lawned garden with decorative brick wall to one side, pathway to the front door. To the rear of the property is a paved patio leading to lawned area, pathway to rear gate, flower borders, two outside brick sheds, enclosed by fencing and wire fencing to one side. Communal parking to the rear and on road parking.

### **AGENTS NOTE:**

The vendor advises any prospective purchasers to have the electrical wiring checked.

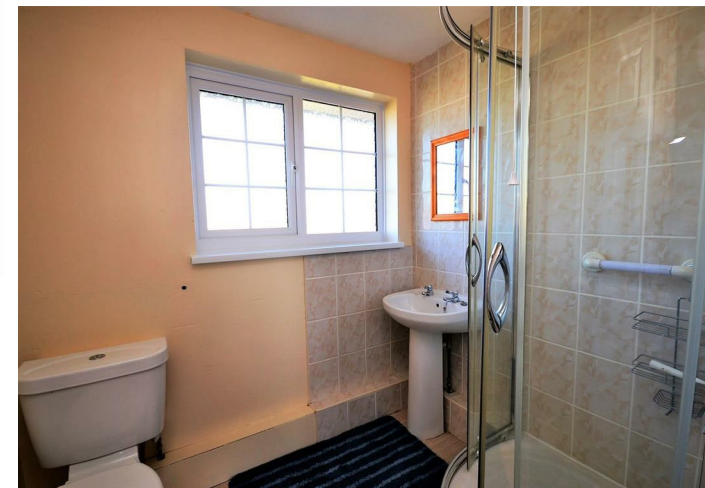
### **MONEY LAUNDERING REGULATIONS:**

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.

### **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.





GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 <b>A</b>		92-100 <b>A</b>	
81-91 <b>B</b>		81-91 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
44-54 <b>E</b>		44-54 <b>E</b>	
31-43 <b>F</b>		31-43 <b>F</b>	
1-30 <b>G</b>		1-30 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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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.