



Salisbury Gardens, South Ham, Basingstoke, RG22 6NT  
**Offers In Excess Of £160,000**



**CHEQUERS**

Independent Estate Agents



## Salisbury Gardens, South Ham, Basingstoke, RG22 6NT

CHEQUERS are pleased to offer for sale this one bedroom first floor maisonette, situated on the outskirts of South Ham and enjoying well balanced accommodation and the bonus of a garage and garden. The accommodation includes living room, kitchen, double bedroom and bathroom. Further benefits include double glazing, gas radiator heating and NO ONWARD CHAIN. (draft particulars - awaiting vendors approval)

### ENTRANCE LOBBY:

UPVC front door, stairs to first floor.

### FIRST FLOOR LANDING:

Access to loft space, double glazed window, storage cupboard.

### LIVING ROOM:

13'7" max, 11'2" min x 12' max, 10'5" min (4.14m max, 3.40m min x 3.66m max, 3.18m min)

Front aspect, double glazed bay window, radiator, storage cupboard.

### KITCHEN:

9'5" x 7'5" (2.87m x 2.26m)

Front aspect, double glazed window, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, cooker point, appliance space, wall mounted boiler, radiator.

### BEDROOM:

13'7" x 9'11" max, 9' min (4.14m x 3.02m max, 2.74m min)

Rear aspect, double glazed window, built-in wardrobe, radiator.

### BATHROOM:

6'11" x 5'4" (2.11m x 1.63m)

Rear aspect, double glazed window, white suite comprising panel enclosed bath with mixer tap

and shower attachment, wash hand basin, low level w.c., tiled surrounds, radiator, extractor fan.

### GARAGE:

Single garage with double swing doors.

### GARDENS:

To the front of the property is an allocated parking space with access leading through to the extreme rear of the property - lawned garden with established shrub and tree borders.

### LEASE DETAILS:

We have been advised there are 122 years remaining on the lease.

### AGENTS NOTE:

The property is sold with a 125 year lease of which we are advised there are 122 years remaining. The owner will be selling a 50% share in the freehold to both maisonettes which is currently being dealt with by solicitors.

### DIRECTIONS:

From our office in Winton Square, proceed down Sarum Hill and over the traffic lights into Worting Road. Continue over two roundabouts and then take the 2nd turning on the left into Old Worting Road. Salisbury Gardens is then the 1st turning on the left hand side.

### MONEY LAUNDERING REGULATIONS:

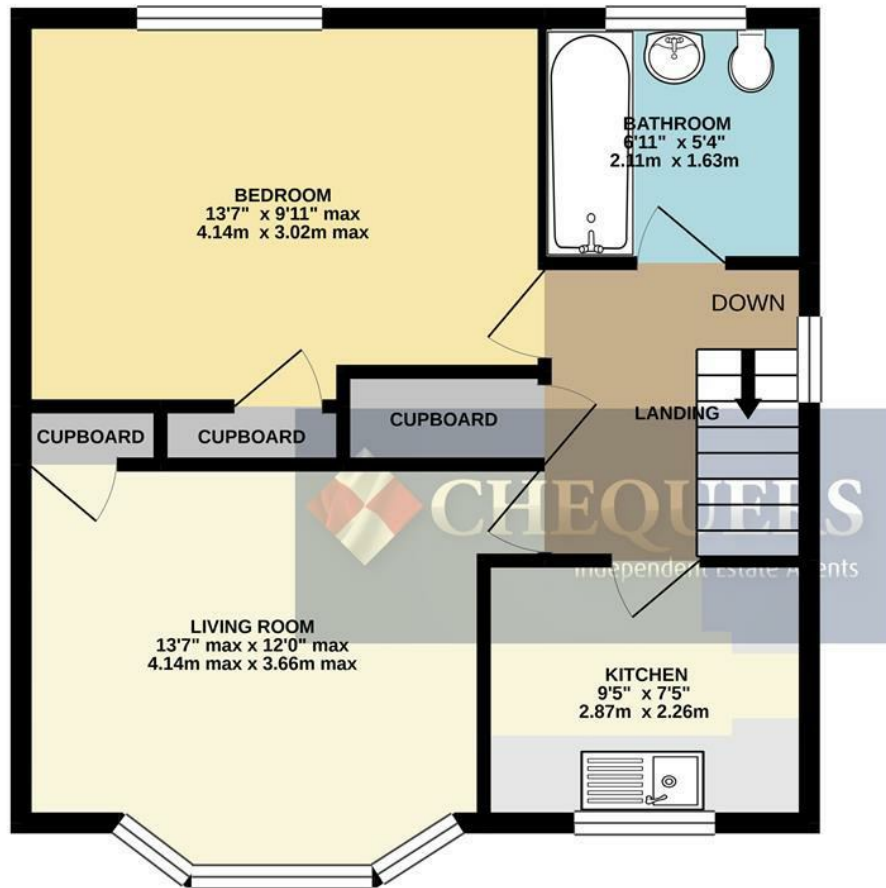
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

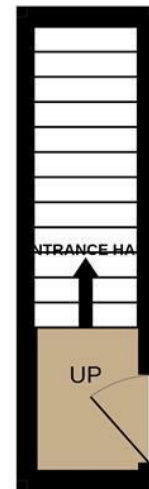
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



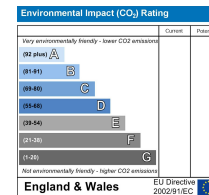
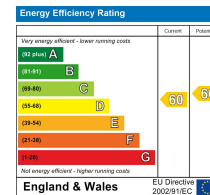
ENTRANCE FLOOR  
44 sq.ft. (4.1 sq.m.) approx.



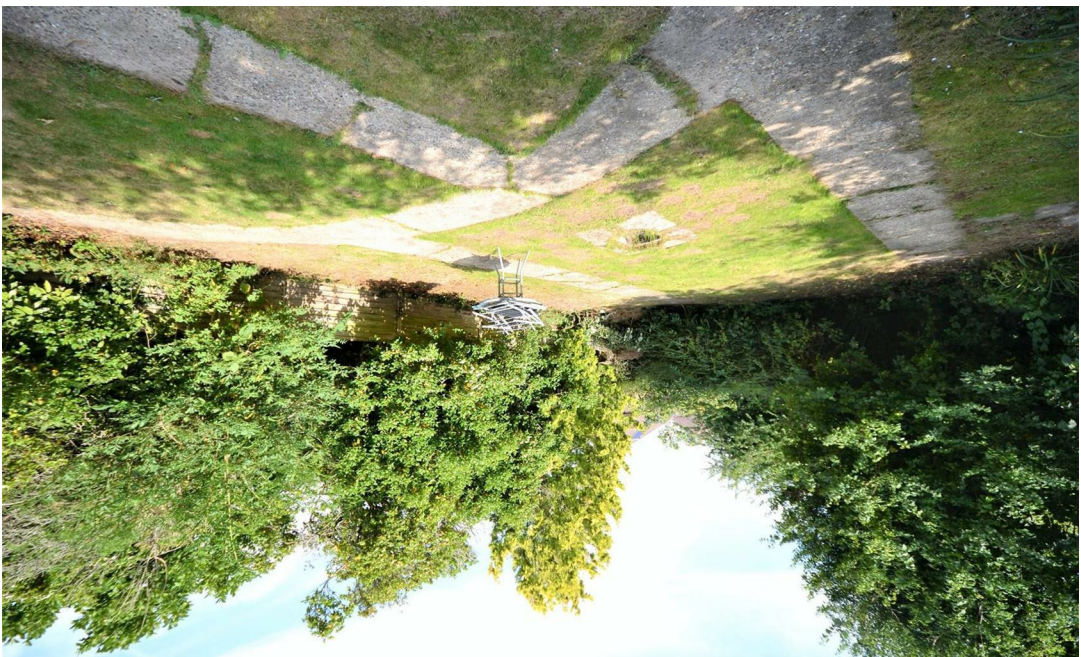
1 BEDROOM MAISONETTE

TOTAL FLOOR AREA : 553 sq.ft. (51.4 sq.m.) approx.

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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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.