



Kelvin Hill, South Ham, Basingstoke, RG22 6EF
Guide Price £325,000



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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this generously sized two bedroom semi-detached home, situated on the outskirts of South Ham. The property boasts a good sized plot with well balanced accommodation including, lounge/dining room, refitted kitchen, two double bedrooms and a shower room. Further benefits include double glazing, radiator heating and off road parking.

ENTRANCE HALL

Double glazed front door, stairs to first floor, radiator.

LOUNGE/DINING ROOM:

20'7" max x 10'7" max (6.27m max x 3.23m max)

Double aspect, double glazed window to front, double glazed door to rear garden, radiator.

KITCHEN:

9'11" x 7'6" (3.02m x 2.29m)

Rear and side aspect, refitted kitchen comprising range of eye and base level units, work surfaces, inset single drainer sink unit with mixer tap, cooker point with extractor over, integrated fridge, freezer and washing machine, walk-in larder cupboard, double glazed window, door to side, spotlights.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, radiator, double glazed window,

BEDROOM ONE:

15'9" x 9'5" (4.80m x 2.87m)

Front aspect, twin double glazed windows, storage cupboard, radiator.

BEDROOM TWO:

11'6" x 10' (3.51m x 3.05m)

Rear aspect, double glazed window, wardrobe, radiator.

SHOWER ROOM:

6'5" x 5'11" (1.96m x 1.80m)

Rear aspect, white suite comprising shower cubicle, vanity unit with inset wash hand basin, low level w.c., radiator, airing cupboard, double glazed window.

GARDENS:

To the front of the property is a block paved parking area, side gate access. To the rear of the property is a generously sized garden enjoying a good level of privacy, patio area leading to lawned area, outside tap, brick outbuilding.

COUNCIL TAX:

Band C

MONEY LAUNDERING REGULATIONS:

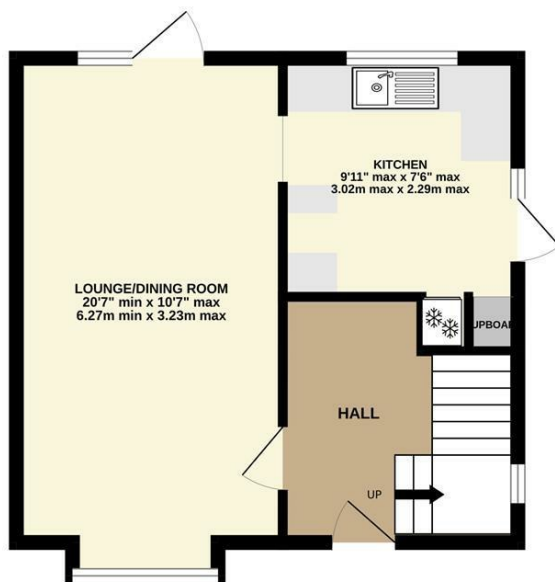
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

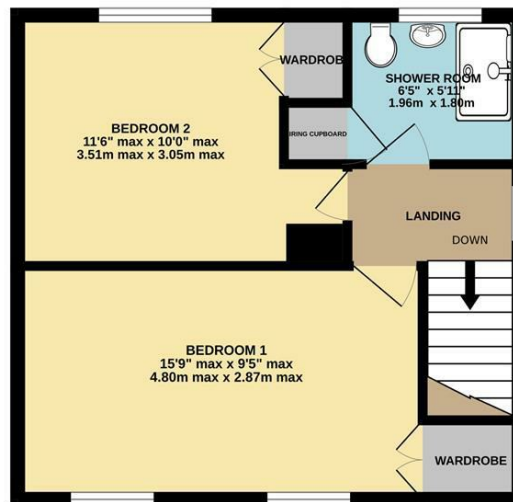
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



2 BEDROOM SEMI

TOTAL FLOOR AREA : 770 sq.ft. (71.5 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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