



South Ham Road, South Ham, Basingstoke, RG22 6AB
Guide Price £370,000



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CHEQUERS - The property is a well presented three bedroom semi-detached family home, benefiting from a 90' rear garden and driveway parking to the front. The current owners have refitted the kitchen, bathroom and downstairs cloak/utility room and laid continuous laminate flooring throughout the ground floor. The ceilings are smooth with inset spotlights throughout. The accommodation boasts 17' lounge/dining room, cloak/utility room, three bedrooms and a bathroom upstairs. Further benefits include double glazing and gas radiator heating.

ENTRANCE HALL:

Laminate flooring through to kitchen, utility and lounge, stairs to first floor, radiator.

LOUNGE/DINING ROOM:

17'10" into bay x 9'9" (5.44m into bay x 2.97m)
Double aspect, double glazed bay window to front, double glazed window to rear, radiator, feature electric fire, t.v recess, inset spotlights.

REFITTED KITCHEN:

16' x 5'10" (4.88m x 1.78m)
Double aspect, double glazed windows to front and rear, double glazed tilt * turn door to garden, range of eye and base level units, square edged work surfaces, inset sink, fitted oven and hob with extractor over, plumbing for washing machine, appliance space, radiator, inset spotlights.

CLOAK/UTILITY ROOM:

5'10" x 5'7" (1.78m x 1.70m)
Rear aspect, double glazed window, low level w.c., base unit with inset wash hand basin, plumbing for washing machine, appliance space, inset spotlights.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Double glazed window, inset spotlights, access to loft space.

BEDROOM ONE:

10'10" min x 9' (3.30m min x 2.74m)
Front aspect, double glazed window, radiator, inset spotlights.

BEDROOM TWO:

13' max x 8'5" max (3.96m max x 2.57m max)
Front aspect, double glazed window, radiator, inset spotlights.

BEDROOM THREE:

8'5" x 7' including wardrobes (2.57m x 2.13m including wardrobes)
Rear aspect, double glazed window, fitted wardrobes, inset spotlights.

BATHROOM:

5'6" x 5'6" (1.68m x 1.68m)
Refitted and comprising panel enclosed bath with shower over and folding glass shower screen, wash hand basin with drawers below, low level w.c., heated towel rail, extractor fan, double glazed window.

GARDENS:

To the front of the property is a block paved driveway for 2 - 3 cars, lawned area, side gate to rear. The rear garden enjoys a private southerly aspect, approximately 90' long, patio leading to lawned with play area, two large sheds, outside light and tap, enclosed by timber fencing.

COUNCIL TAX:

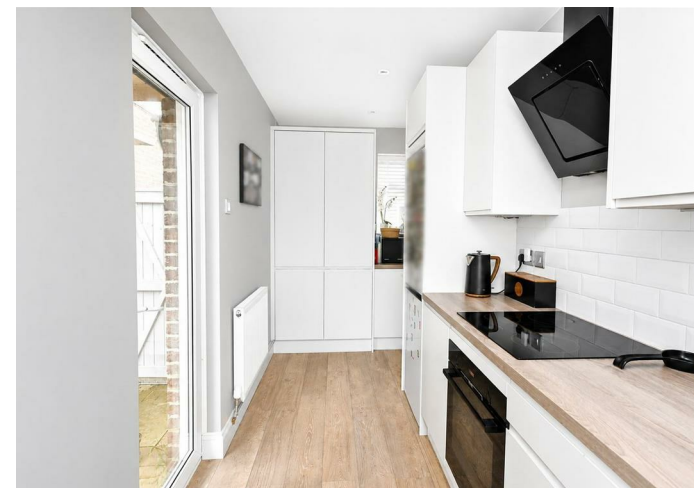
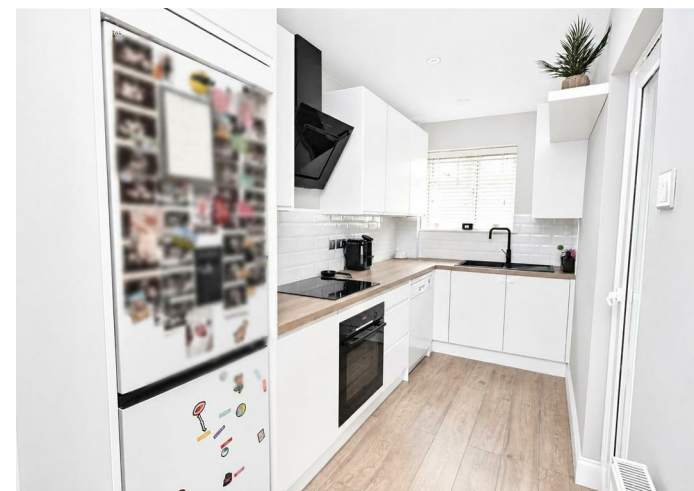
Band B

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.

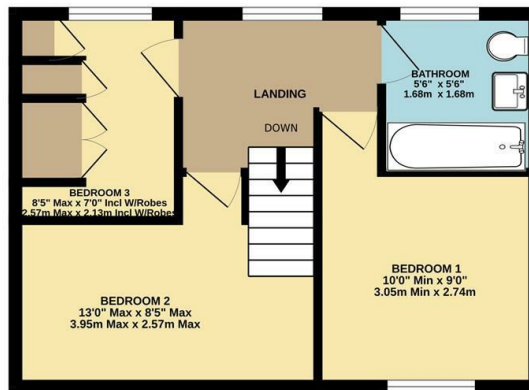
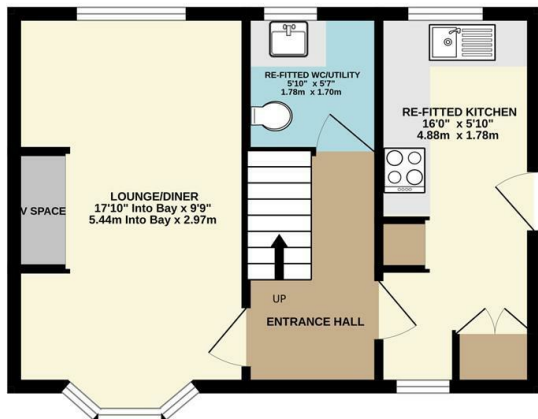
REFERRALS:

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



3 BED SEMI

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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Energy Efficiency Rating	
Current	Potential
A (92-100)	86
B (81-91)	
C (69-80)	66
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

Not energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

