



Portsmouth Crescent, South Ham, Basingstoke, RG22 6HJ
Guide Price £315,000



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CHEQUERS are pleased to offer for sale this well presented mid terraced home, situated on the outskirts of South Ham. The property has been subject to vast improvement over the years and requires inspection to appreciate all on offer. The accommodation includes 19' lounge/dining room, 18' kitchen/breakfast room and outer lobby, three bedrooms, bathroom and a separate w.c. Further benefits include double glazing, gas radiator heating and well maintained gardens.

ENTRANCE HALL:

Stairs to first floor, radiator, under stairs cupboard, storage cupboard.

LOUNGE/DINING ROOM:

19'10" x 9'10" (6.05m x 3.00m)

Double aspect, double glazed French doors to garden, laminate flooring, feature ornamental fireplace, radiator.

KITCHEN/BREAKFAST ROOM:

18' x 8'9" (5.49m x 2.67m)

Rear aspect, refitted and comprising range of eye and base level units, work surfaces, inset single drainer sink unit with mixer tap, breakfast bar, fitted hob with extractor over, fitted oven with cupboards above and below, integrated washing machine, appliance space, tiled surrounds, tiled flooring, radiator, spotlights, wall mounted boiler, square arch to -

LOBBY:

6'9" x 4'4" (2.06m x 1.32m)

UPVC door to garden, roll edged work surfaces, cupboards and drawers below, appliance space, spotlights.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

BEDROOM ONE:

12'2" x 10'11" max (3.71m x 3.33m max)

Front aspect, double glazed window, double wardrobe, radiator.

BEDROOM TWO:

9'9" x 7'5" (2.97m x 2.26m)

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

BEDROOM THREE:

8'8" x 8' (2.64m x 2.44m)

Front aspect, double glazed window, radiator, laminate flooring.

BATHROOM:

8'4" x 6'2" max (2.54m x 1.88m max)

Suite comprising panel enclosed bath with shower over and shower screen, vanity unit with inset wash hand basin, tiled surrounds, heated towel rail, airing cupboard.

GARDENS:

To the front of the property is a lawned garden with stocked flower and shrub beds, pathway to the front door, enclosed by picket fencing. The garden to the rear enjoys a private aspect, patio leading to lawned area with stocked borders, garden shed, rear access to communal parking.

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:

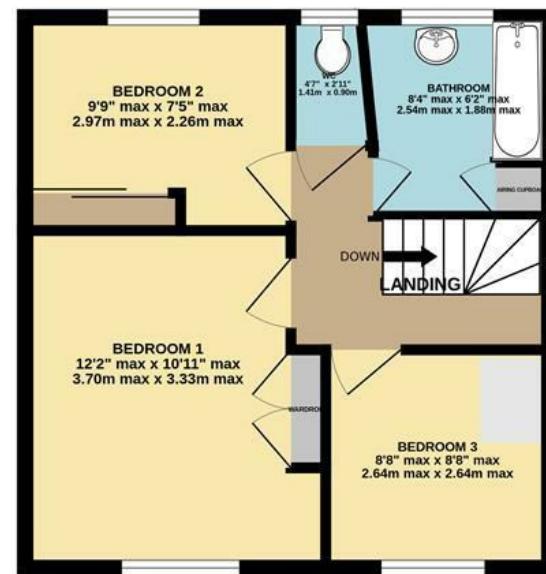
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



3 BEDROOM MID TERRACE

TOTAL FLOOR AREA: 827 sq.ft. (76.8 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 must not be relied upon as such by a prospective purchaser. The services, systems and appliances have not been tested by us and no guarantee can be given for any equipment or mis-statement. This plan is for illustration purposes only and is not a legal document.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	88
(91-91) B	74
(90-80) C	88
(55-54) D	74
(29-28) E	88
(27-26) F	74
(1-26) G	88
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	88
(81-91) B	74
(69-80) C	88
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(1-26) G	88
EU Directive 2002/91/EC	
England & Wales	

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Whilst we endeavour to make 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 you are considering purchasing services (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.

