

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



30 Falcon Fields, Tadley, Berkshire, RG26 4FF

OIEO £325,000 Freehold

SANSOME & GEORGE ** Virtual Tour Available **

Settle into this charming 705 square feet, 2 Bedroom home nestled in an enviable location. The ground floor takes pride with its front aspect kitchen adjacent to a beautifully poised living room. For the nature lovers, theres a conservatory to bask in the charm of all seasons. As you go upstairs, you're greeted with a comfortable and spacious bedroom, bathroom and Bedroom 2. There is a generous garden to the rear with patio and bbq area. This property combines style, comfort, and flexibility making it an ideal pick to rest, work, and play in an ambiance worth falling for. This property won't be on the market for long, don't miss your chance to call it your dream home!

EPC EER - TBC

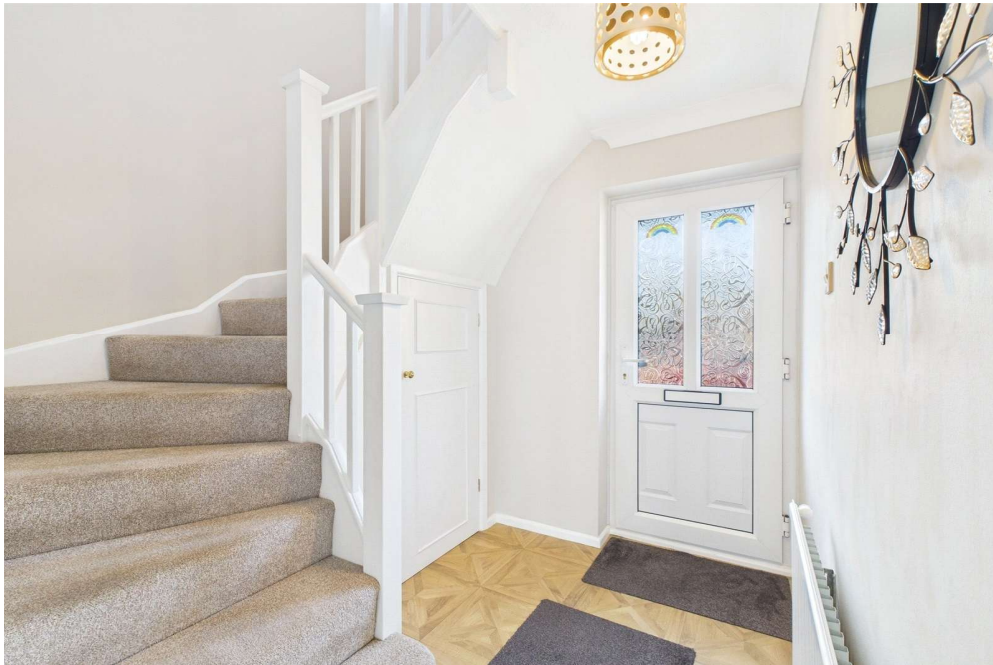
Council Tax Band - C

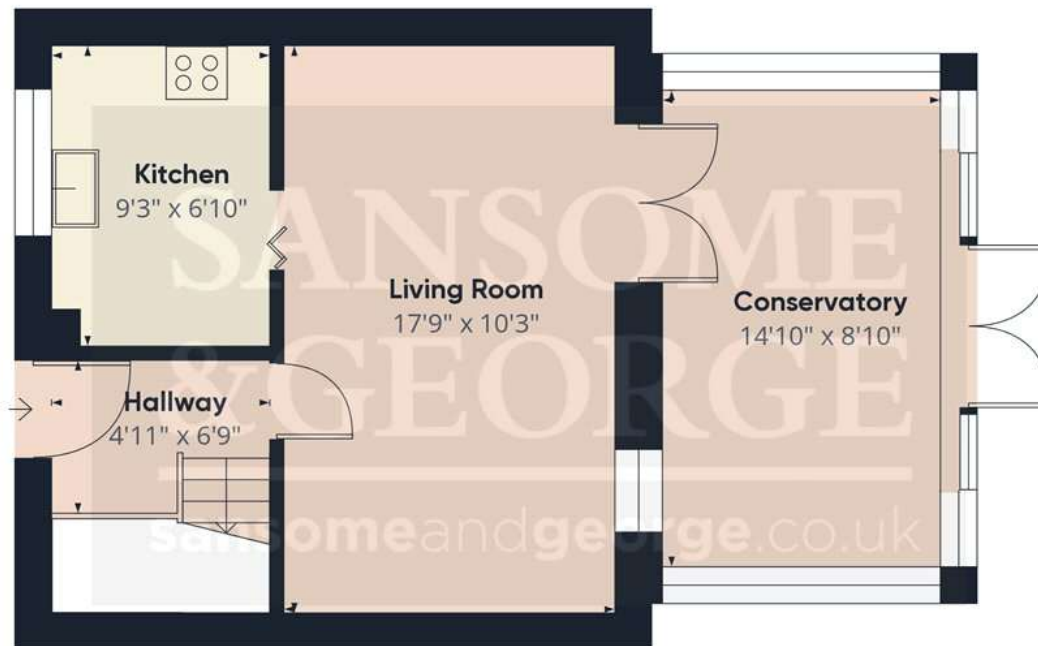
Council - West Berkshire

The above information may be subject to change during the transaction period.

- 2 Bedroom home
- Popular location
- Entrance hall
- Living room
- Kitchen
- Conservatory
- 2 Bedrooms
- Bathroom
- Generous Garden
- 2 Off road parking spaces







Floor 0

Approximate total area⁽¹⁾
705.58 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Sansome and George - Tadley

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Sansome & George is a trading name of Sansome & George Hampshire Ltd.
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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

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