

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



**SANSOME
&GEORGE**

**9 Wakeford Court, Silchester Road, Pamber Heath, Tadley,
RG26 3XD**

**Offers in excess of £185,000
Leasehold**

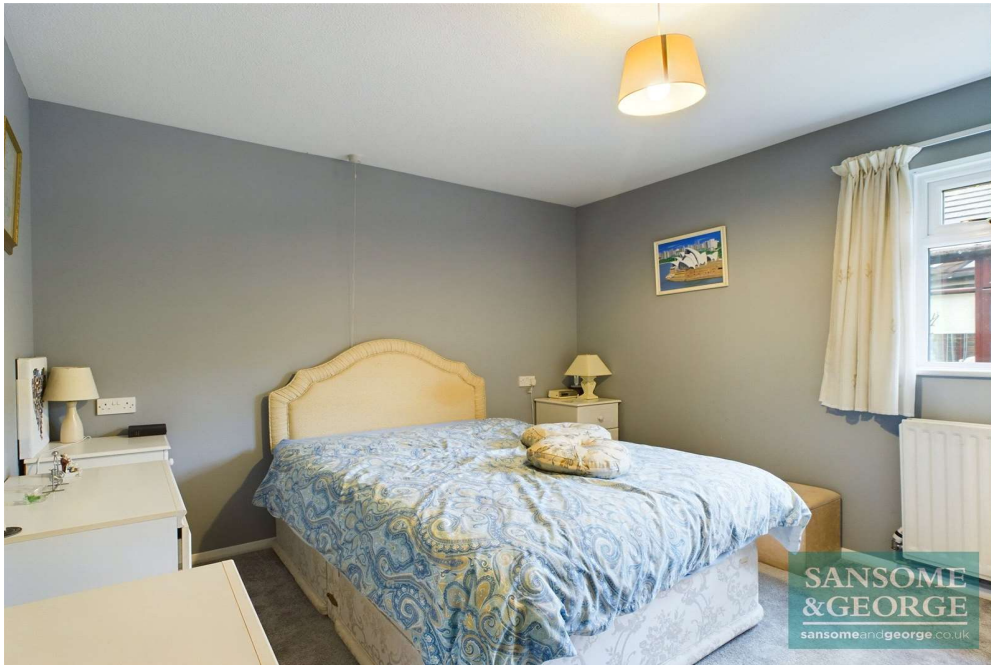
9 Wakeford Court, Silchester Road, Pamber Heath, Tadley, RG26 3XD

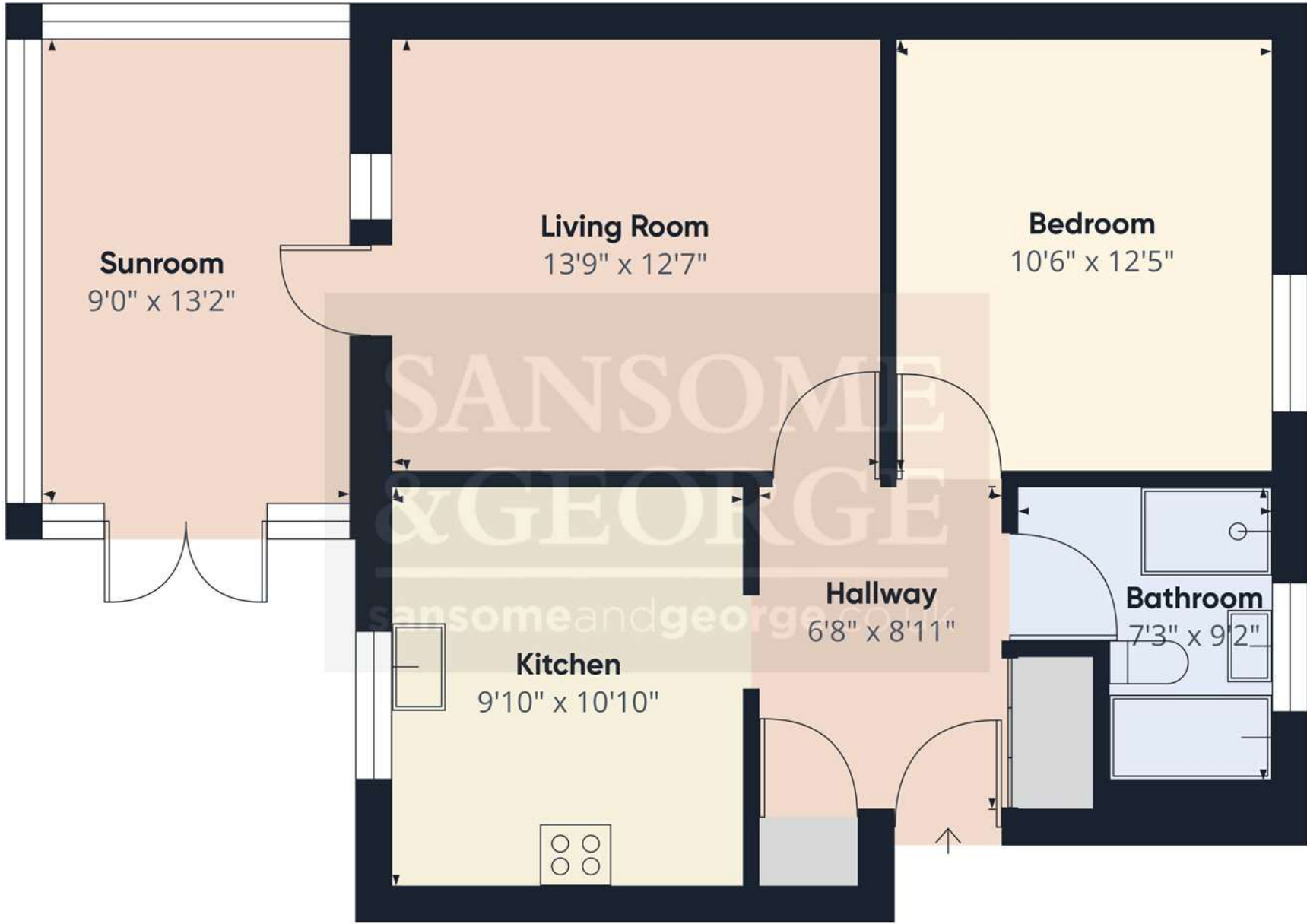
SANSOME & GEORGE ** Virtual tour available **

Nestled in the heart of a Pamber Heath, this modern Bungalow offers a perfect blend of comfort and convenience. Boasting 1 bedroom and two reception rooms, this property is ideal for those seeking a spacious living space. This deceptively spacious bungalow benefits from a light and airy feel that creates an inviting atmosphere and also benefits from a conservatory that provides a tranquil space to relax. The location offers a peaceful and secluded setting, yet is within easy reach of local amenities and transport links. Don't miss this opportunity to make this charming apartment your new home. Contact us today to arrange a viewing.

- 1 Bedroom Bungalow
- Popular location in Pamber Heath
- Entrance Hall
- Living room
- Conservatory
- Kitchen
- Bedroom
- Bathroom







Approximate total area⁽¹⁾
678.45 ft²

(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.

GIRAFFE 360





| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | 89 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Sansome and George - Tadley

1 The Parade
Franklin Avenue
Tadley
Hants
RG26 4ET

T: 0118 981 0022

E: tadley@sansomeandgeorge.co.uk

www.sansomeandgeorge.co.uk

Sansome & George is a trading name of Sansome & George Hampshire Ltd.
Registered in England and Wales no: 5133463. VAT no: 641 8655 23.

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.

Anti-Money Laundering Statement: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.