

**SANSOME
&GEORGE**

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7 Herrick Place, Bramley, Tadley, Hampshire, RG26 5WH

Asking Price £450,000

Freehold

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SANSOME & GEORGE ** Virtual Tour Available **

Modern 3 BEDROOM detached house set on popular development in Bramley which offers a charming and inviting living space with a touch of contemporary flair. Boasting three bedrooms, this property is perfect for families or those seeking a peaceful retreat. The spacious layout includes a well-appointed kitchen, a cosy living room, and an enclosed garden, providing the perfect setting for outdoor relaxation and entertaining. Off-street parking adds convenience for residents and guests alike. With its modern amenities and tranquil surroundings, this property offers the ideal blend of comfort and style in a sought-after village location. Don't miss the opportunity to make this house your dream home.

EPC EER - B

Council Tax Band - E

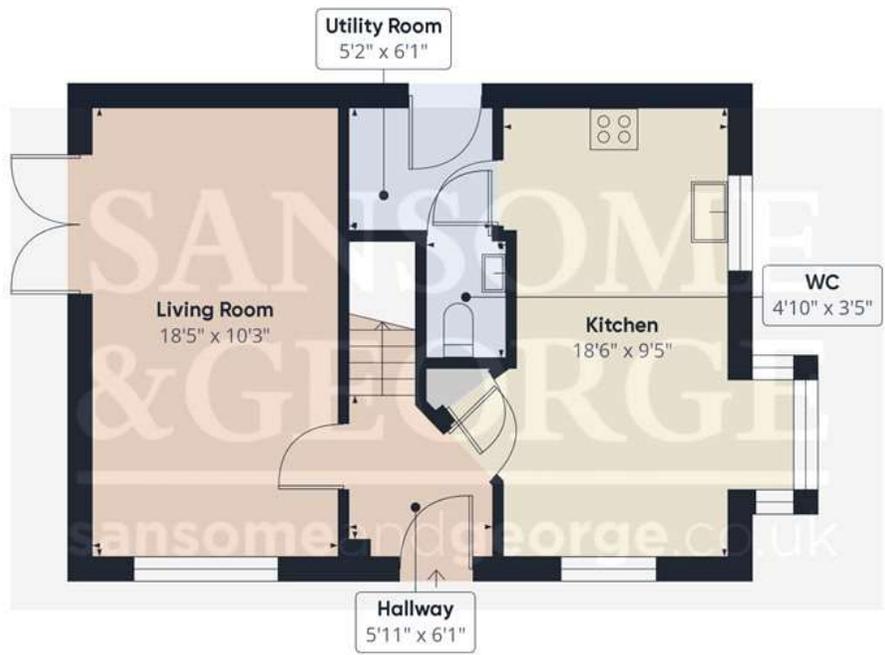
Council - Basingstoke & Deane

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

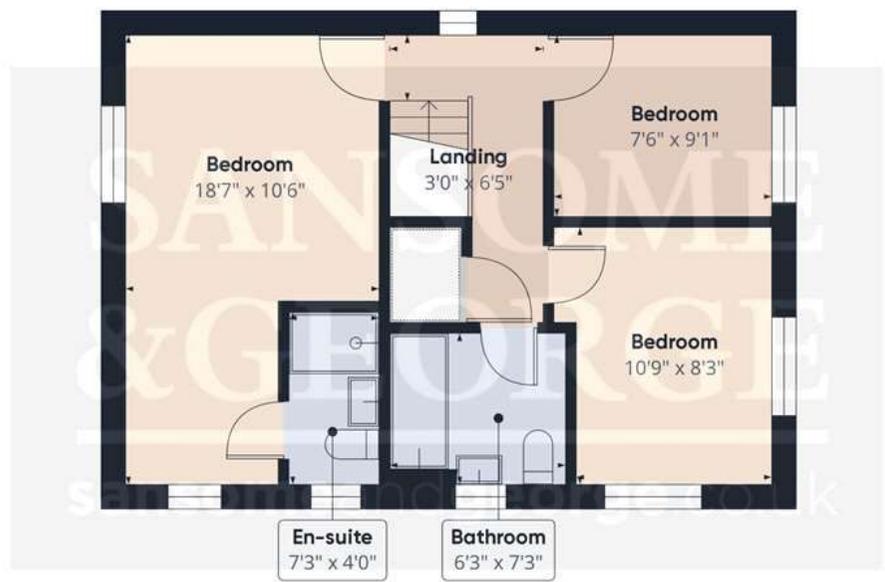
- 3 Bedroom detached home
- Popular development setting
- Kitchen / Breakfast room
- Utility room
- Cloakroom
- Living room
- Bedroom 1 with en-suite
- 2 further bedrooms
- Bathroom
- Garden
- Driveway







Floor 0



Floor 1

Approximate total area⁽¹⁾
 957.47 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	83	
(69-80) C		
(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 - Bramley

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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.

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.