

**SANSOME
& GEORGE**

sansomeandgeorge.co.uk



27 Galloway Close, Basingstoke, Hampshire, RG22 6SX

**Offers in excess of £335,000
Freehold**

SANSOME & GEORGE - NO ONWARD CHAIN

Highly desirable THREE Bedroom SEMI-DETACHED HOUSE with DETACHED GARAGE Situated within close proximity of local shops and amenities, local schools, and local Leisure park which provides; Swimming pool, bowling alley, cinema and ice skating rink. The M3 motorway is close and provides direct links to (London-Southampton) and your approx. 10 minutes from Basingstoke Mainline which provides links to (London-and the south coast).

Accommodation consists of Entrance Hall, large living/dining room. kitchen on the ground floor, on the second floor there are two double bedrooms, single bedroom and family bathroom. Externally there is a rear garden, laid to mixture of lawn and patio. The garden is in two sections, with the patio area raised with steps leading down to the garden area with further patio and access to the garage. To the front there is a small front garden and courtesy path to the front, to the side of the property there is garage with parking in front.

EPC EER - C

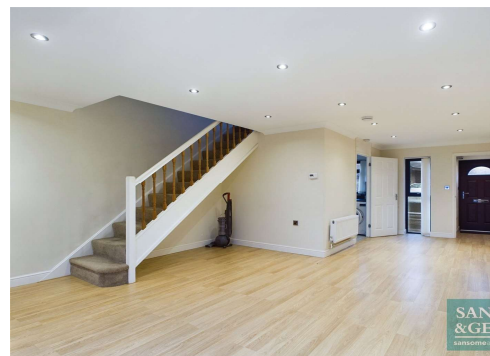
Council Tax Band - C

Council - Basingstoke & Deane

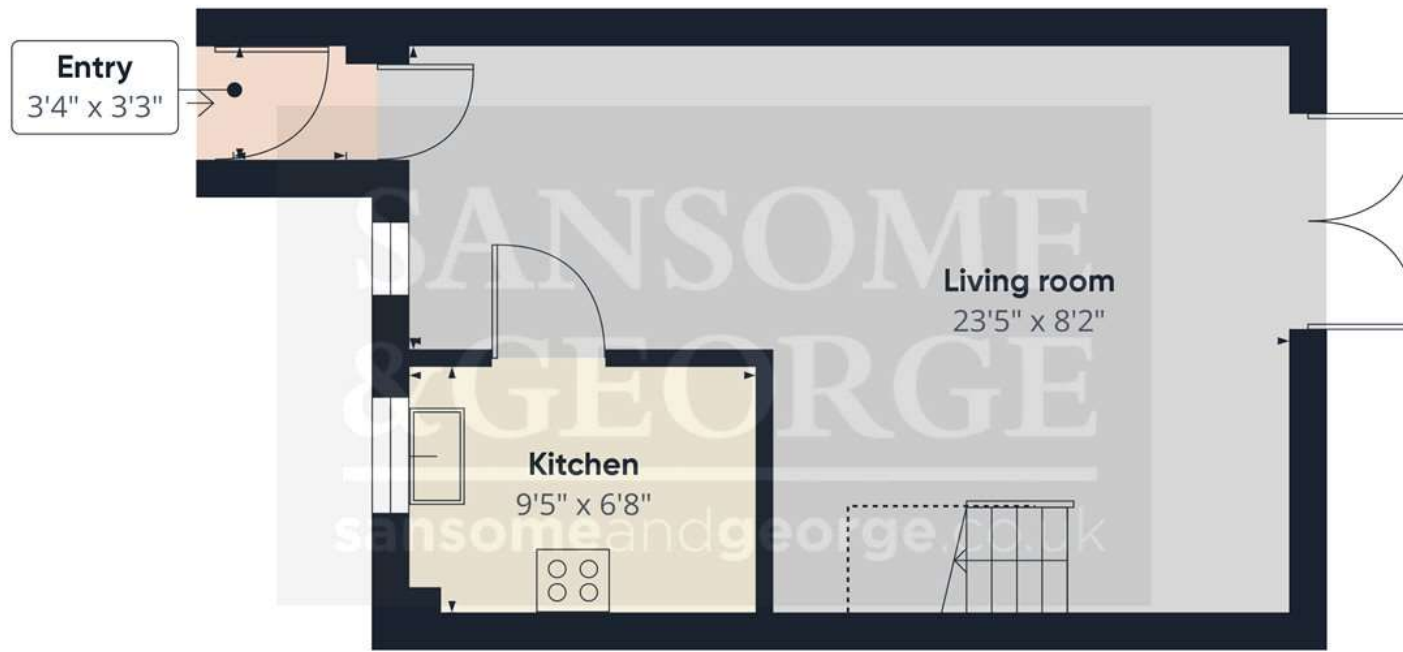
NB Services: The property benefits from mains gas, water, drainage and electricity.

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

- Three Bedroom Semi-detached home
- Kitchen
- Double Glazed & Gas Central Heated
- Garage & Driveway
- Close Proximity to Local Shops, Schools and Amenities







Floor 0



Floor 1

Approximate total area⁽¹⁾

681.79 ft²

Reduced headroom

14.12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	72	
(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 - Basingstoke

41 - 43 Winchester Street
Basingstoke
Hants
RG21 7EF

T: 01256 807 111

E: basingstoke@sansomeandgeorge.co.uk

www.sansomeandgeorge.co.uk

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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.