

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



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9 Heath Road, Pamber Heath, Tadley, Hampshire, RG26 3DR

Guide Price £525,000 Freehold

SANSOME & GEORGE ** Virtual Tour Available **

Step into this delightful Older style 3 BEDROOM detached bungalow in the heart of the charming village of PAMBER HEATH Boasting 3 bedrooms and a generous 1,733 sq ft of living space, this property exudes charm and character. The inviting interior offers a spacious layout ideal for family living, with a cosy living room, generous kitchen, and a bright conservatory overlooking the garden. Outside, you'll find a lovely garden perfect for outdoor gatherings, as well as off-street parking and a garage for your convenience.

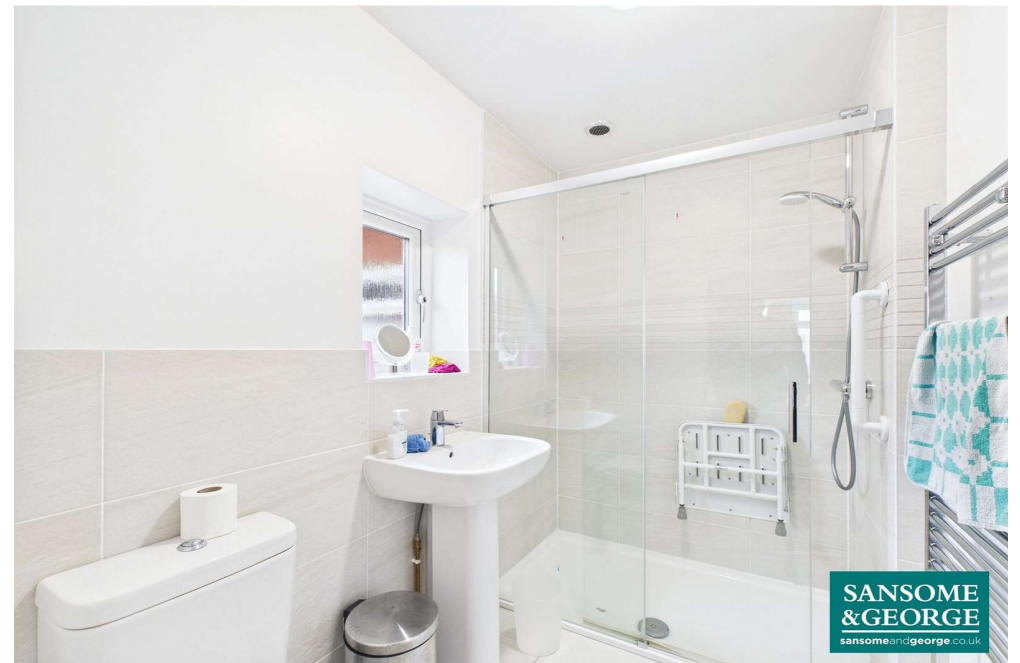
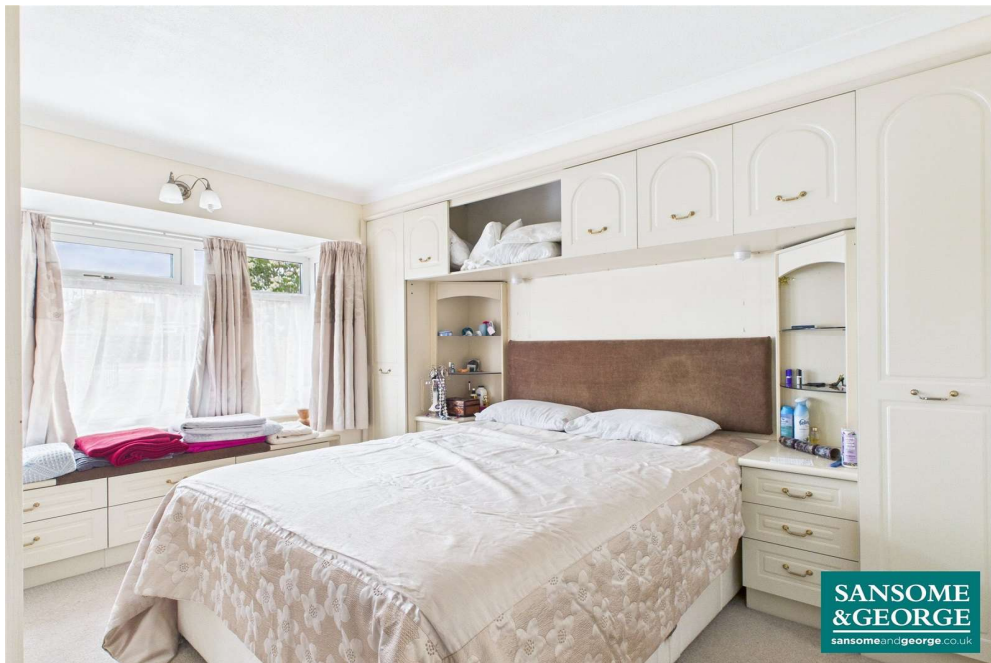
EPC EER - D

Local Authority - Basingstoke & Deane

Council Tax Band - D

- Charming Detached Bungalow
- Popular village location
- Entrance Hall
- Living room
- Kitchen
- Utility room
- Downstairs WC
- Conservatory
- Bedroom 1 with En-suite
- 2 further bedrooms
- Shower room
- Double length garage
- Parking for numerous vehicles
- Generous Garden







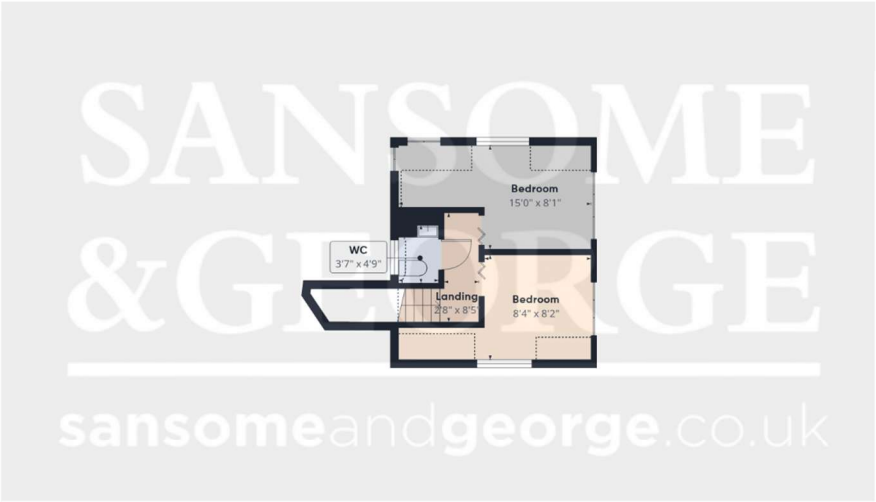
Floor 0

Approximate total area⁽¹⁾

1733 ft²

Reduced headroom

48 ft²



Floor 1

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Sansome and George - Tadley

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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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