

**SANSOME
&GEORGE**

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&GEORGE**

10 Minerva Road, Bramley, Tadley, Hampshire, RG26 5GH

**Offers in excess of £635,000
Freehold**

SANSOME & GEORGE ** Virtual tour available **

This impressive modern detached home covers a total area of approx 1608 square feet and is located in a popular development in Bramley. this deceptively spacious home benefits from hallway leading to the living room with wood burner, study, cloakroom, with large kitchen / Breakfast room to the rear with doors to the garden, a utility room adds further convenience. The first floor consists of Bedroom 1 with en-suite, 3 further bedrooms with family bathroom. To the rear is a generous landscaped garden leading to the garage which is currently partly converted into a gym with further storage area.

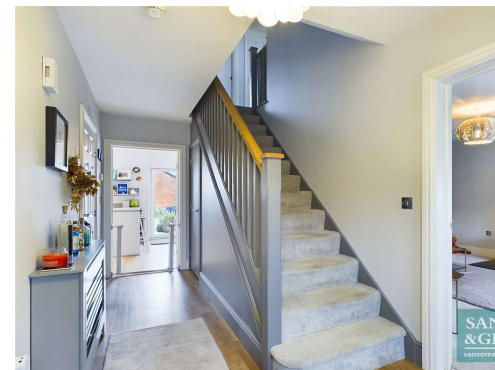
EPC EER - B

Local Authority - Basingstoke & Deane

Council Tax Band - F

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves. The title is currently under review for any potential covenants or restrictions and will be available upon request shortly.

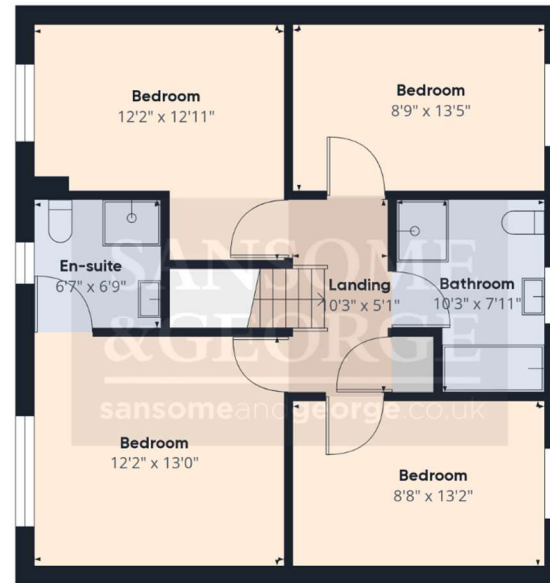
- 4 Bedroom detached home
- Popular development setting
- Hallway, Cloakroom
- Living room
- Study
- Kitchen / Breakfast room
- Utility room
- Bedroom 1 with En-suite
- 3 further bedrooms
- Bathroom
- Landscaped Garden
- Garage (partly converted into a Gym / Storage)







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1596.08 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.

GIRAFFE360





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	86	
(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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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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