

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



114 Kirby Drive, Bramley, Tadley, Hampshire, RG26 5FN

Asking Price £415,000 Freehold

SANSOME & GEORGE - 360 VIRTUAL TOUR - Step into this delightful 3-bedroom home that exudes charm and character at every corner. Boasting a generous 1,040 sq ft of living space, this modern property offers a perfect blend of comfort and style. The inviting interior features three bedrooms and two sleek bathrooms, ideal for modern living.

The private south-facing garden is the perfect spot for enjoying sunny afternoons or hosting alfresco gatherings. With two allocated parking spaces and ample street parking available, you'll enjoy ease and convenience for both residents and guests. This property is a true gem, offering a sophisticated and contemporary living experience.

Located in a sought-after neighbourhood, this house is within easy reach of local amenities, schools, and transport links. Don't miss out on the opportunity to make this your new home sweet home. Book a viewing today and prepare to be charmed by this fabulous property!

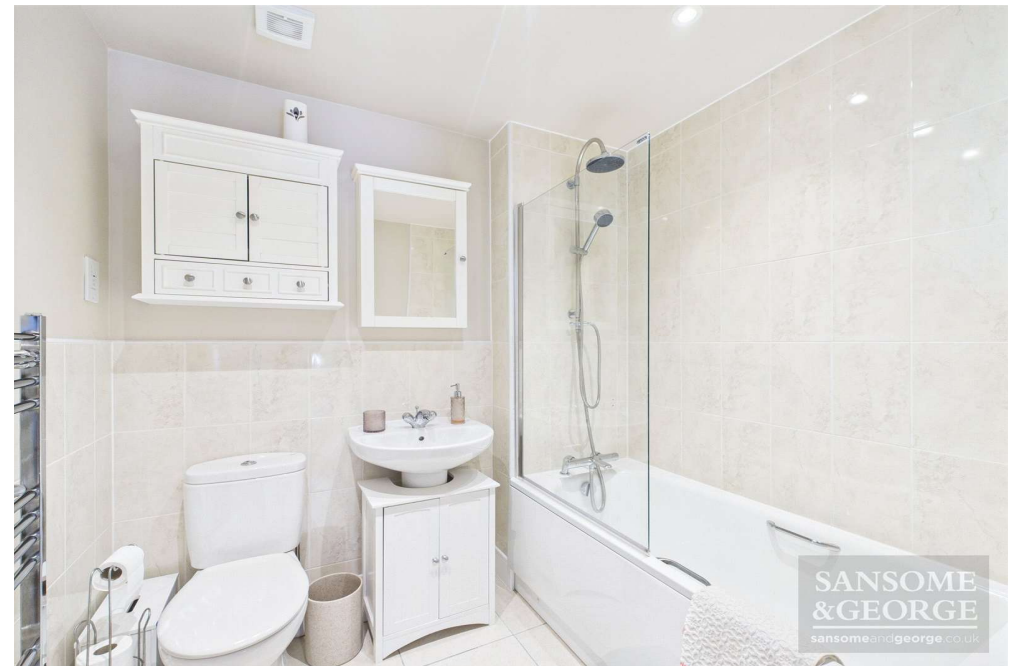
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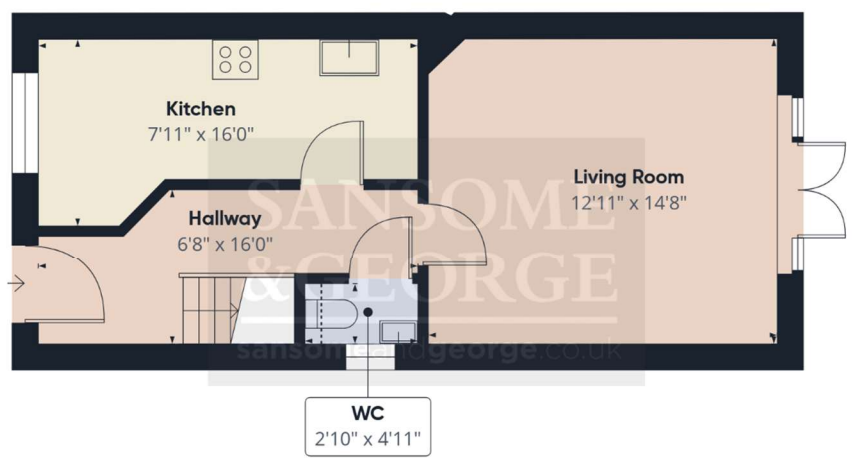
Council Tax Band - D

Council - Basingstoke & Deane

- Charming 3 bedroom home
- Popular location
- Private south-facing garden
- Bedroom with dressing area and En-suite
- 2 further bedrooms
- Fitted kitchen
- 2 allocated parking spaces
- Ample street parking
- Train connection to Reading, Basingstoke, London



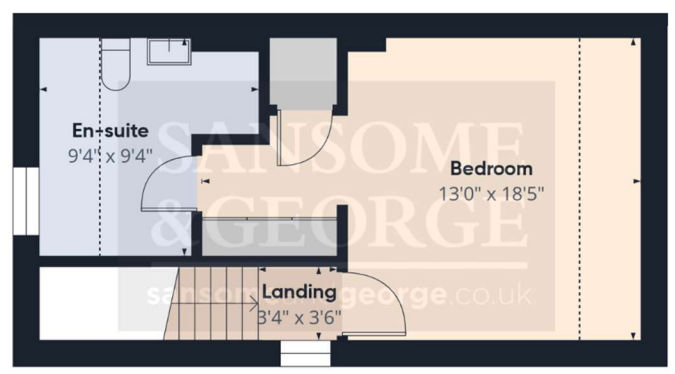




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
1040 ft²
Reduced headroom
56 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sansome and George - Bramley

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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.

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