

**SANSOME
&GEORGE**

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5 Breach Gardens, Sherfield-on-Loddon, Hook, Hampshire, RG27 0AW

OIEO £350,000 Freehold

NO ONWARD CHAIN. RE-DECORATED WITH NEW CARPETS THROUGHOUT. Charming modern 2 BEDROOM terraced home which offers a perfect blend of comfort and convenience. Boasting 1 Bedroom with En-suite and a further double bedroom this inviting property is ideal for small families or professionals seeking a peaceful retreat. The interior is thoughtfully designed, presenting a modern and spacious living space that is both functional and stylish.

The property features off-street parking, a valuable asset in this sought-after location. With easy access to local amenities, schools, and transport links, this home offers the perfect balance of tranquillity and accessibility. Whether you're enjoying a relaxing evening in the cosy living room or entertaining guests in the modern kitchen, this property provides the ideal backdrop for creating lasting memories. Don't miss the opportunity to make this delightful house your new home.

EPC EER - C

Council Tax Band - D

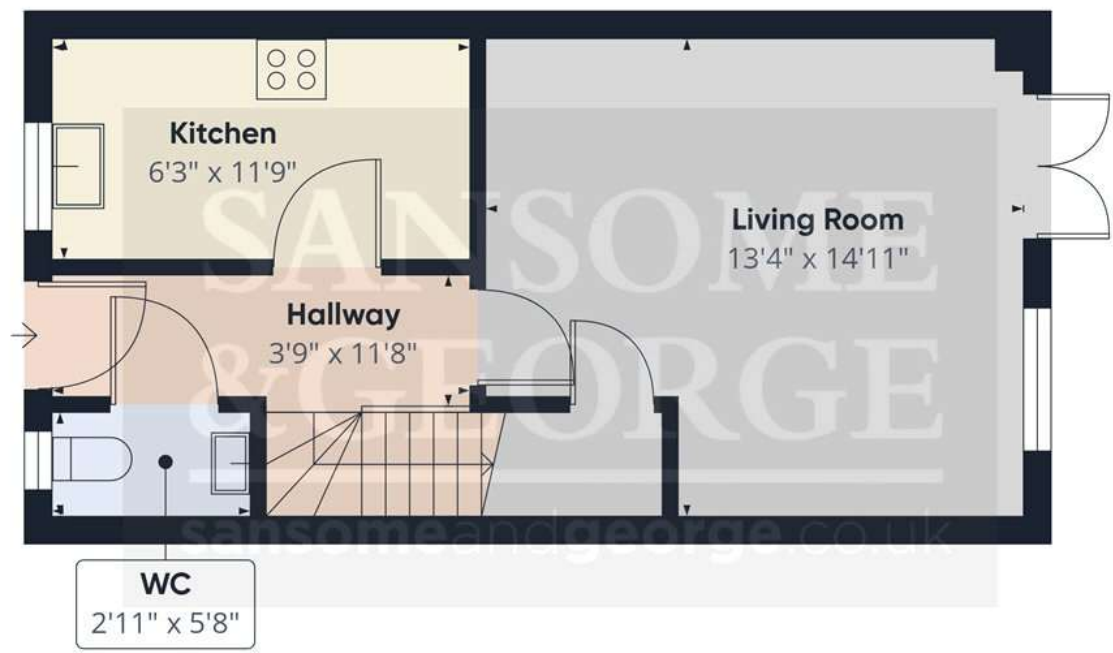
Council - Basingstoke & Deane

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

- 2 Bedroom home
- Entrance Hall
- Downstairs W.C
- Fitted Kitchen
- Living room
- Bedroom 1 with en-suite
- Bedroom
- Bathroom
- Garden and Parking







Floor 0



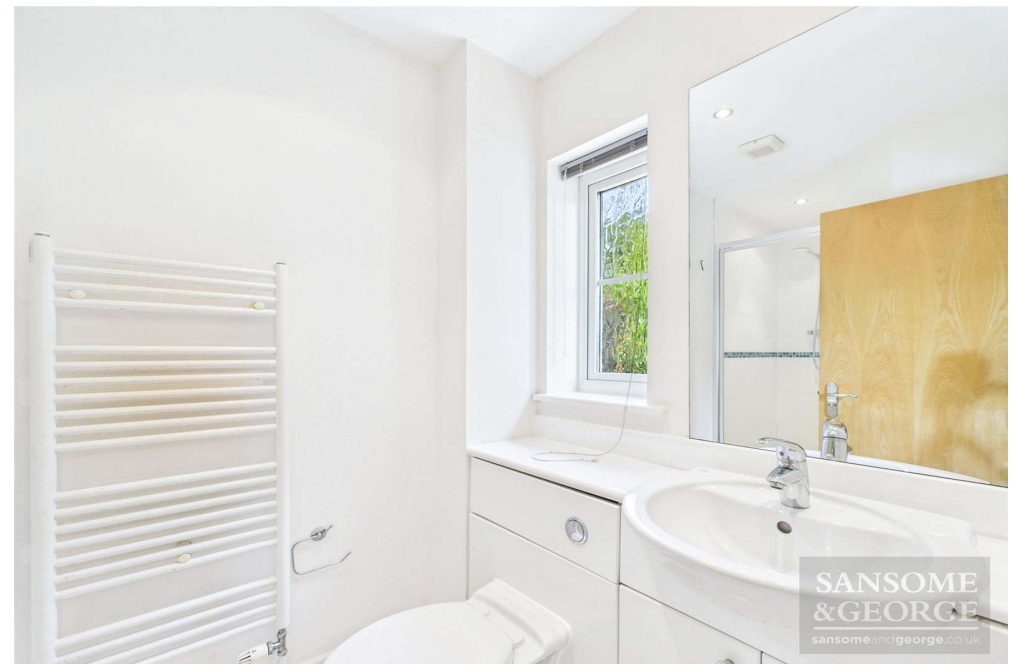
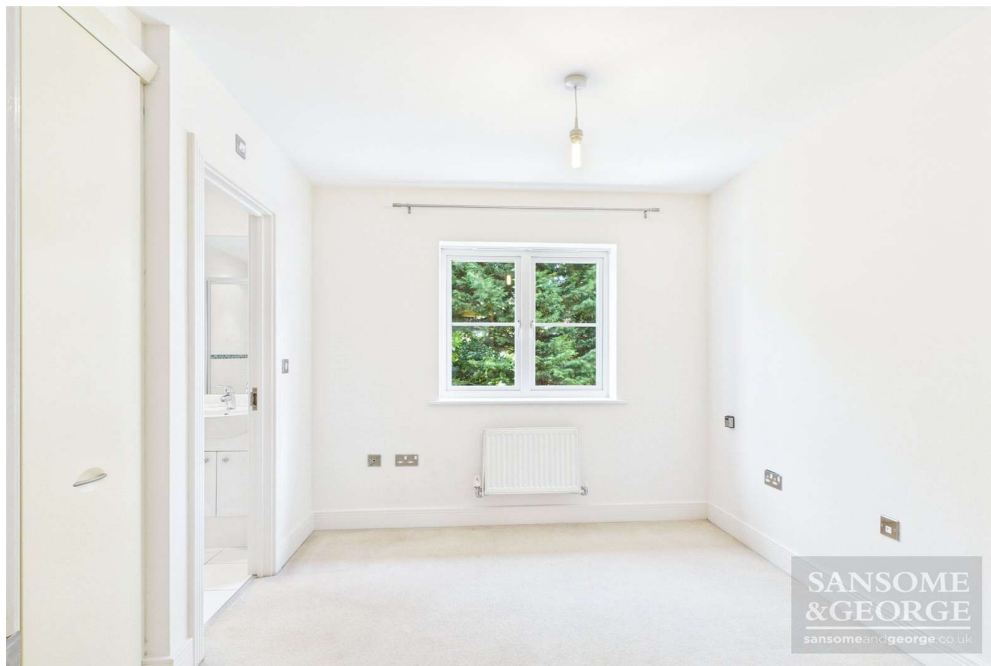
Floor 1

Approximate total area⁽¹⁾
673 ft²

(1) Excluding balconies and terraces

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		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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