

**SANSOME  
&GEORGE**

[sansomeandgeorge.co.uk](http://sansomeandgeorge.co.uk)



**18 Yew Tree Close, Bramley, Tadley, Hampshire, RG26 5UQ**

**Asking Price £450,000    Freehold**



SANSOME & GEORGE \*\* Virtual Tour available \*\*

Welcome to this charming and modern detached house nestled in Bramley Village. Boasting three bedrooms, this property is a perfect blend of comfort and style. As you step inside, you are greeted by a bright and inviting atmosphere that exudes a sense of warmth. The spacious living areas are perfect for entertaining guests or enjoying peaceful evenings with your loved ones.

Outside, you will find a generous garden where you can relax and unwind, as well as a garage for convenient parking. With its prime location and desirable features, this property offers a fantastic opportunity to create your dream home in a tranquil setting. Don't miss out on the chance to make this house your own slice of paradise. Contact us today to arrange a viewing and start your journey towards a new chapter in this delightful property.

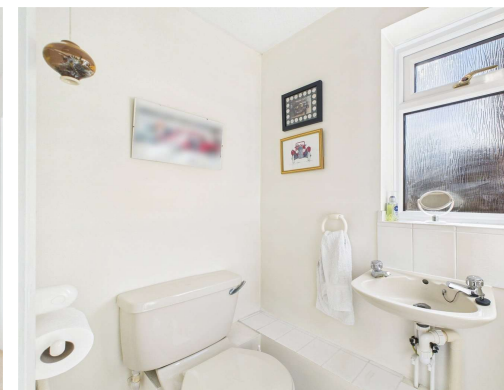
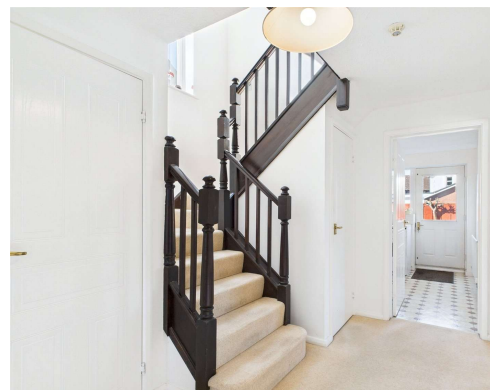
EPC EER - D

Council Tax Band - E

Council - Basingstoke & Deane

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

- Entrance Hall
- Downstairs W.C
- Living room
- Dining room
- Kitchen
- Bedroom 1 with En-suite
- 2 further bedrooms
- Bathroom
- Generous Garden
- Garage and Driveway









**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2

**Approximate total area<sup>(1)</sup>**  
1037.99 ft<sup>2</sup>

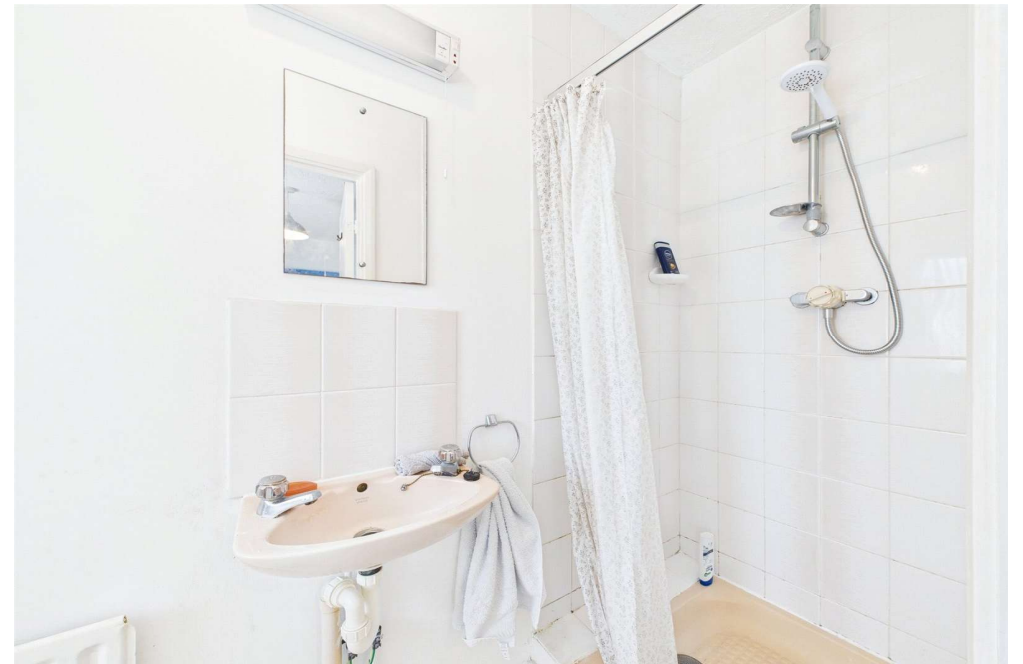
(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.

**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 £80 (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.