

**SANSOME  
&GEORGE**

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



**11 North Row, Bramley, Tadley, Hampshire, RG26 5AB**

**Offers in excess of £350,000    Freehold**

SANSOME & GEORGE - \*\* Virtual Tour Available \*\*

Charming 2 bedroom mid-terrace home. Situated in the heart of Bramley village just a short walk from the Station, local amenities and school, this family home has undergone significant upgrades and improvements over recent years. Accommodation now consists of a rear aspect living room, generous Kitchen /Breakfast room and shower room to the ground floor. On the first floor there are two bedrooms with further eaves storage. Externally there is a large rear garden which is divided up into sections. There is also two large garden shed/offices which make ideal storage areas or home offices. To the front there is a large gravel driveway providing parking for at least 2 cars. An internal viewing is highly recommended to fully appreciate the overall condition and location this property has to offer.

EPC EER - D

Council Tax Band - B

Council - Basingstoke & Deane

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

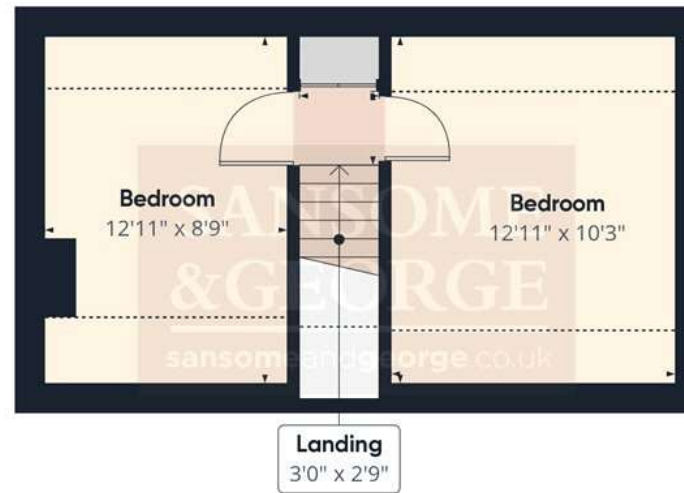


- Two Bedroom home
- Living Room with doors to garden
- Generous Kitchen/Breakfast room
- Downstairs Shower Room
- Two Bedrooms
- GENEROUS REAR GARDEN
- Driveway Parking





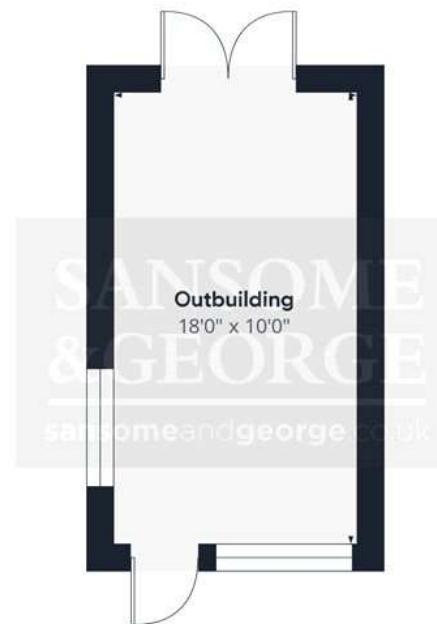
**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2



**Floor 0** Building 3

**Approximate total area<sup>(1)</sup>**

1026.04 ft<sup>2</sup>

**Reduced headroom**

82.59 ft<sup>2</sup>

(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 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>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(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

Station House  
Sherfield Road  
Bramley  
Hants  
RG26 5AG

**T:** 01256 882 979

**E:** [bramley@sansomeandgeorge.co.uk](mailto:bramley@sansomeandgeorge.co.uk)

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

Sansome & George is a trading name of Sansome & George Hampshire Ltd.  
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.

**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.