

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



8 Priors Road, Tadley, Hampshire, RG26 4QJ

Offers in excess of £475,000 Freehold

SANSOME & GEORGE ** Virtual Tour available ** Situated in a popular location, is this charming Ex-Mod 5 Bedroom Semi-detached home which offers a perfect blend of character and modern comfort. Boasting 5 bedrooms, this inviting property spans 1,836 sq ft, providing ample space for a growing family. It also offers an opportunity for separate living for older family members coming together with, and satisfying the demands of a growing, young family within a family environment. The well-maintained garden offers a peaceful retreat, ideal for outdoor gatherings or simply unwinding after a long day. The bi-fold doors open up with the same tiles on the kitchen as on the patio bringing in garden and summer living making the kitchen and patio the one space. An outside sun and rain proof awning with wall heaters makes the outside space a year-round experience. The property exudes a warm and welcoming atmosphere, with its spacious layout and period features adding to its undeniable appeal. Situated in a sought-after area with calm, quiet and spacious grass and front play-areas, this home is conveniently located near local amenities, schools, and transport links, making it an ideal choice for those seeking a peaceful yet convenient lifestyle. Don't miss the opportunity to make this wonderful property your own and enjoy the best of both worlds - classic charm and modern convenience. Off the main hall is a 6th bedroom/2nd lounge. This has been used as an office, a snug and as a bedroom. It has an en-suite toilet/shower room with wide doors to accommodate a wheel-chair or ceiling hoist. The bathroom has a Jack and Jill locking mechanism as it has dual access from the downstairs utility.

The back left upstairs bedroom has a walk-in cupboard that is currently used as a wardrobe but was originally designed as an en-suite bathroom. The hot/cold water pipes and waste pipes have been run to under this cupboard floor from the bathroom but are not yet connected. The loft has an in-built access ladder, lights and is fully insulated and boarded.

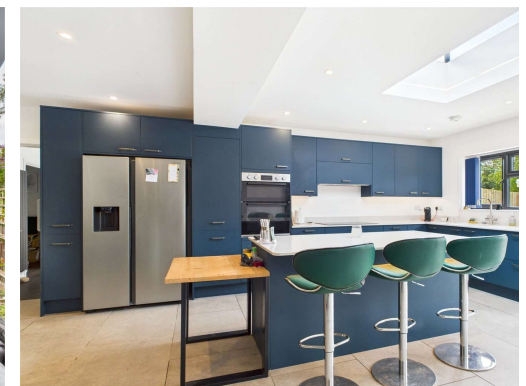
The patio has an electric awning with attachable wind-support braces. This is switch controlled from inside the kitchen area. It also has two electric, remote-controlled wall-heaters.

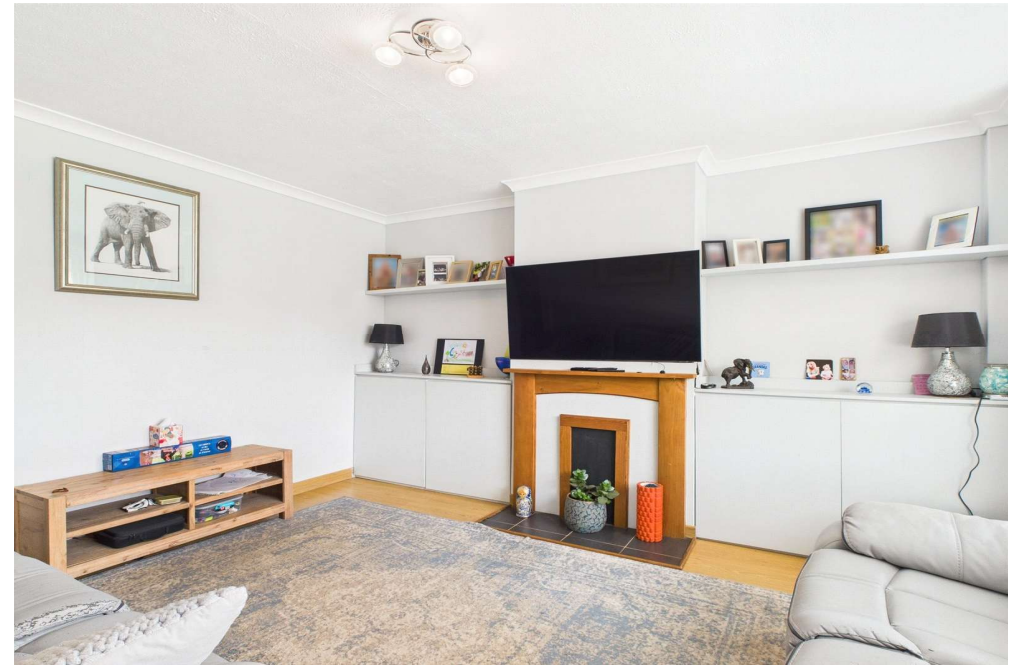
EPC EER - C

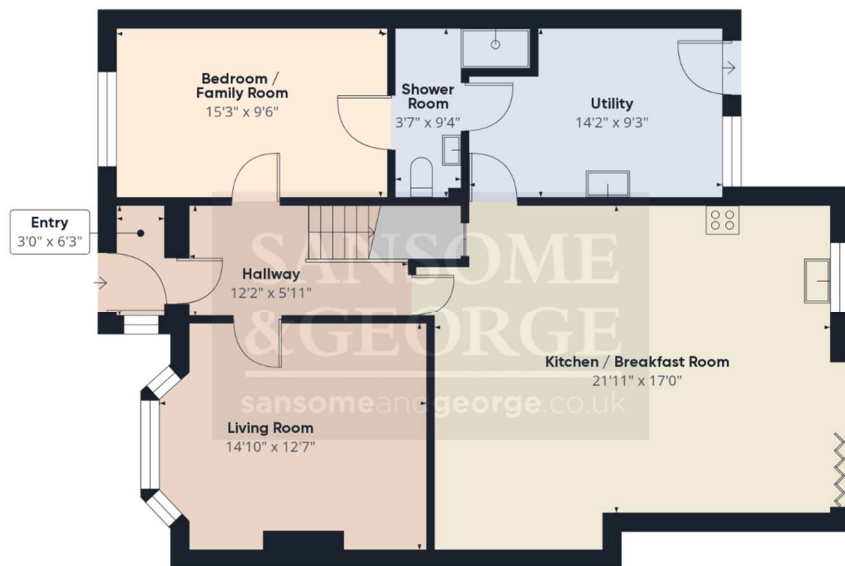
Council Tax Band - B

Council - Basingstoke & Deane

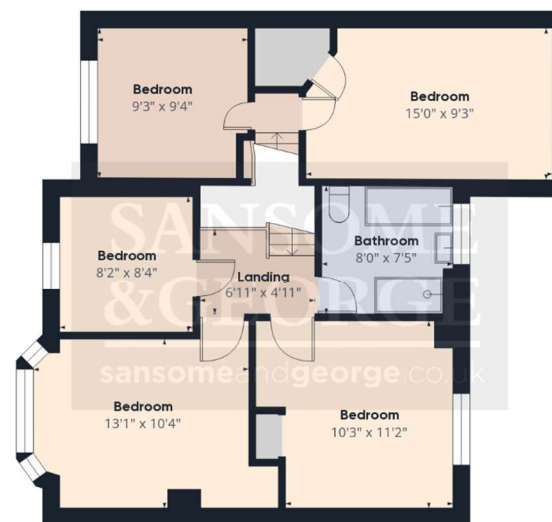
- 5 Bedroom Ex-Mod Home
- Entrance Hall
- Living room
- Bedroom 6 / Family room with En-suite
- Generous Fitted Kitchen / Breakfast room
- Utility room
- 5 Bedrooms
- Bathroom
- Generous Garden with Electric Awning
- Outbuilding.



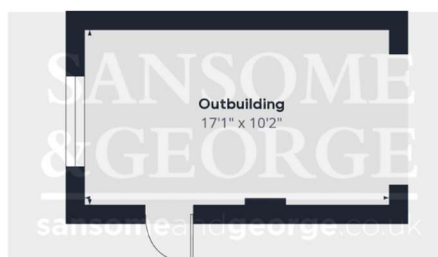




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

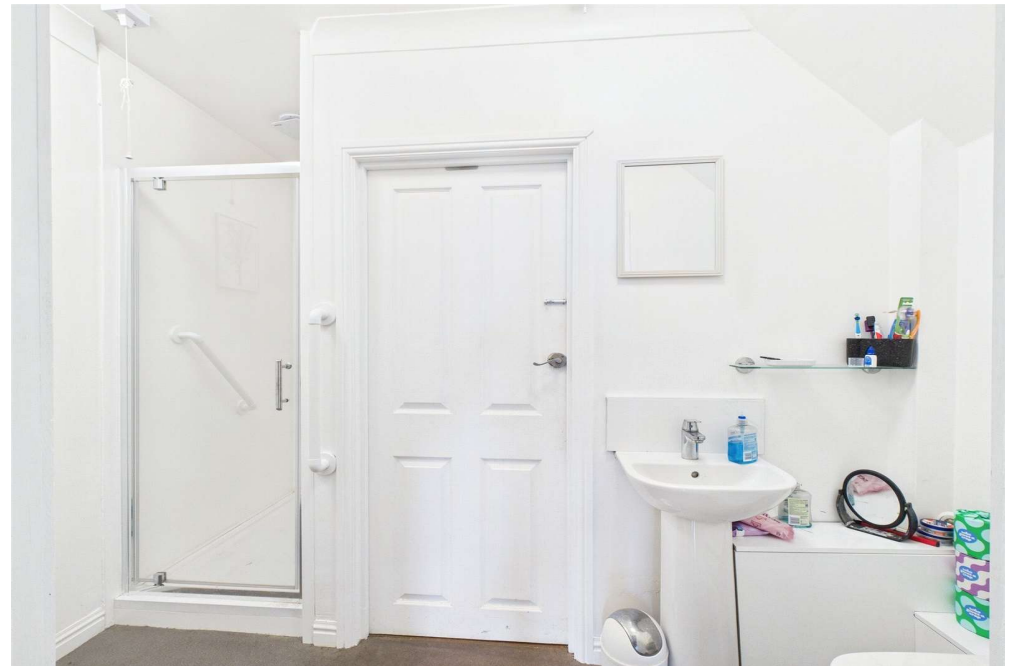
Approximate total area⁽¹⁾
1836.98 ft²

(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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sansome and George - Tadley

1 The Parade
Franklin Avenue
Tadley
Hants
RG26 4ET

T: 0118 981 0022

E: tadley@sansomeandgeorge.co.uk

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.