

**SANSOME  
&GEORGE**

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



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

Guide Price £390,000 Freehold



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

Charming 3-story home with an entrance hall with downstairs W.C, leading through to the living room and sunroom. The kitchen featuring fitted appliances and perfect for culinary enthusiasts. Ascend to the first floor where you'll find 2 generously sized bedrooms with a bathroom. The journey continues upwards to the third floor which hosts a versatile room that can cater to your specific needs, a cosy bedroom, and en-suite. To the rear is a well-presented garden with rear gate leading to the 2 allocated parking spaces. Combining function, comfort, and style, this property on Kirby Drive could be your next dream home in Bramley.

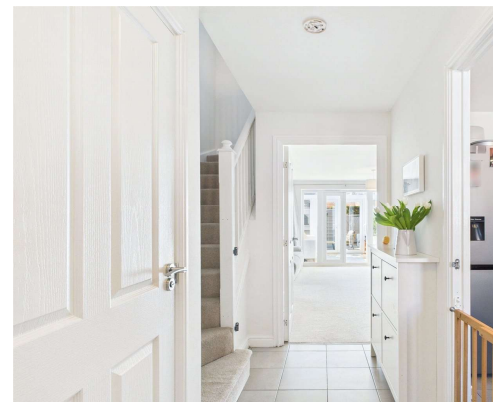
EPC EER - C

Council Tax Band - D

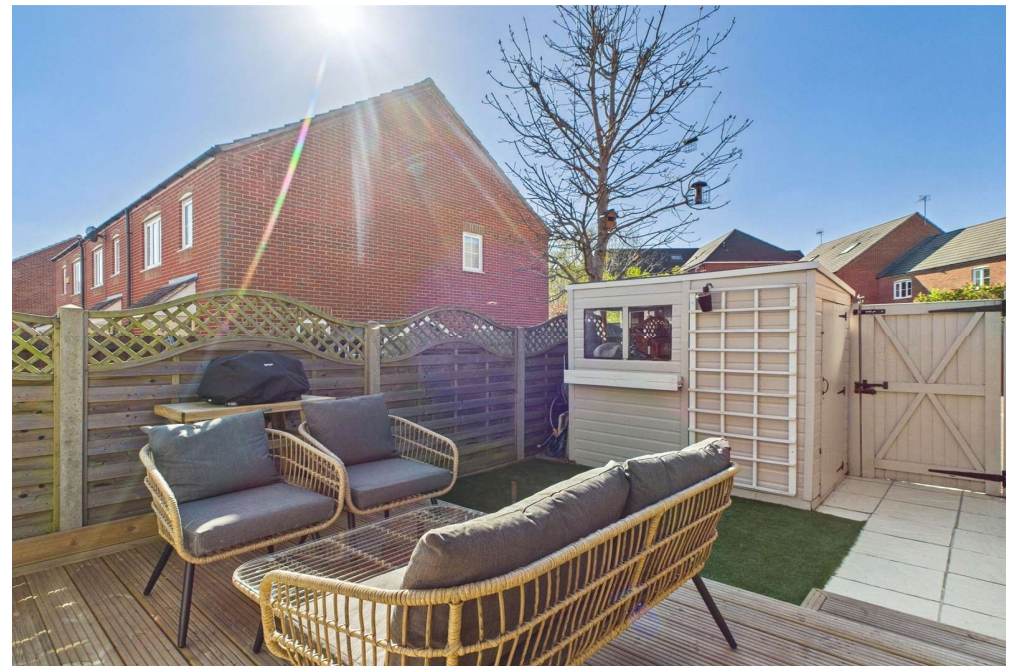
Council - Basingstoke & Deane

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

- Charming 3 Bedroom home
- Entrance Hall
- Downstairs W.C
- Fitted Kitchen
- Living room
- Sunroom
- Bedroom 1 with en-suite
- 2 further bedrooms
- Bathroom
- 2 allocated parking spaces
- Garden









Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
1002.87 ft<sup>2</sup>

**Reduced headroom**  
19.69 ft<sup>2</sup>

(1) Excluding balconies and terraces

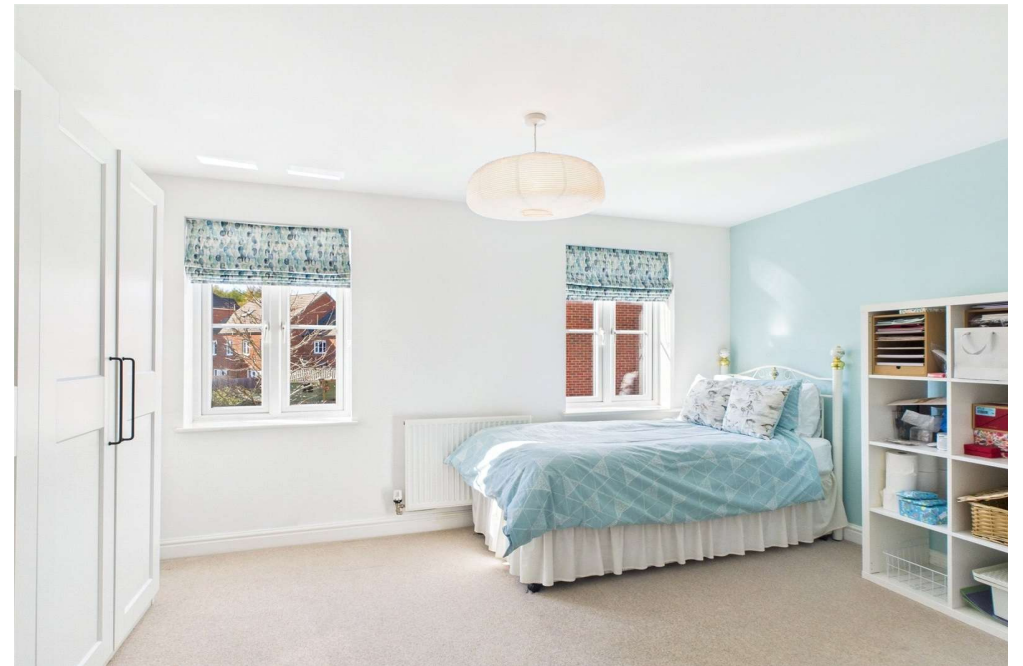
Reduced headroom  
..... Below 5 ft

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 are based on RICS IPMS 3C standard.

**GIRAFFE360**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</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

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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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