

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



1 St. Barbaras Close, Bramley, Tadley, Hampshire, RG26 5UZ

Asking Price £425,000 Freehold

SANSOME & GEORGE ** Virtual Tour Available **

Welcome to this charming and stylish 3 Bedroom end-of-terrace house located in a popular development in Bramley Village. This inviting property boasts 3 bedrooms, perfect for a growing family or professionals seeking a tranquil retreat. With a total of 860 sq ft of living space, this home offers both comfort and style.

The property features a well-maintained garden, ideal for relaxing or entertaining guests. Benefit from off-street parking and a garage, providing convenience and security for your vehicles.

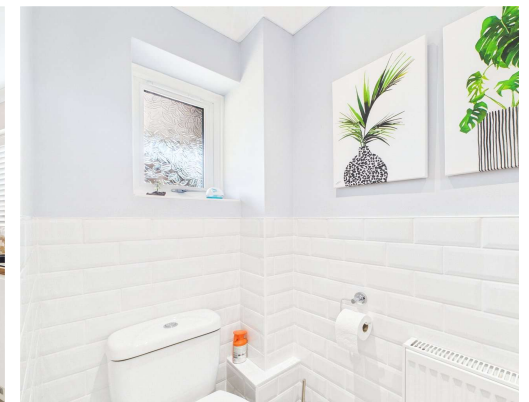
Situated in a desirable location, this property offers a peaceful lifestyle while still being within easy reach of local amenities and transport links. Don't miss out on the opportunity to make this delightful house your new home. Contact us today to arrange a viewing and experience the charm and convenience this property has to offer.

EPC EER - C

Local Authority - Basingstoke & Deane

Council Tax Band - D

- 3 Bedroom End of terrace home
- Entrance Hall
- Downstairs W.C
- Fitted Kitchen
- Living room
- 3 Bedrooms
- Bathroom
- Garden
- Garage
- Driveway







Floor 0

Approximate total area⁽¹⁾
860 ft²



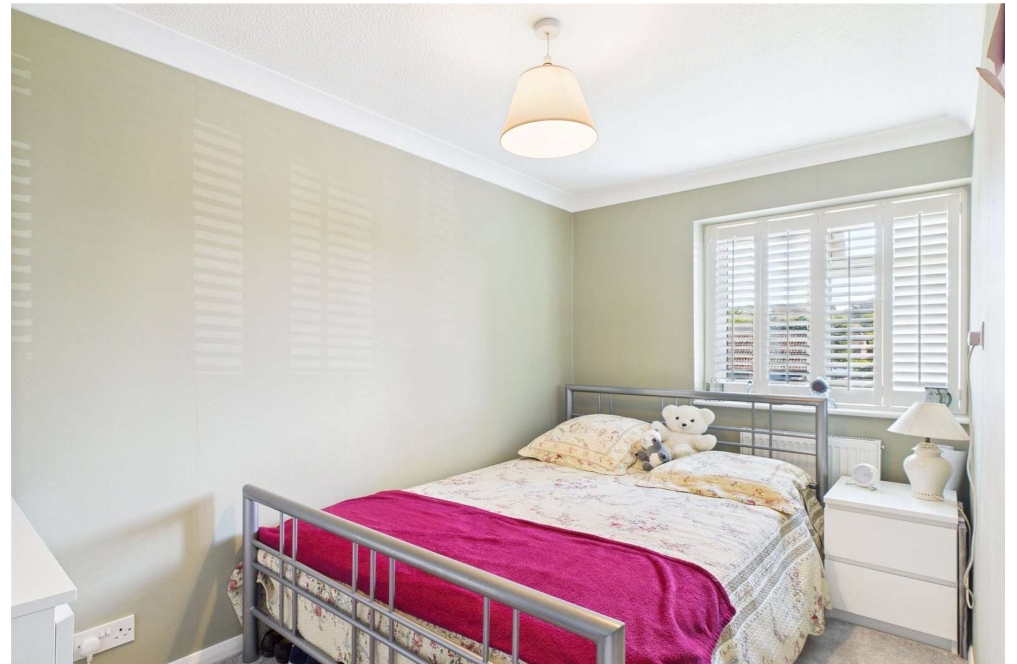
Floor 1

(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





| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 86 |
| (69-80) C | 74 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Sansome and George - Bramley

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