

**SANSOME  
&GEORGE**

[sansomeandgeorge.co.uk](https://www.sansomeandgeorge.co.uk)



25 Stanfield, Tadley, Hampshire, RG26 4BD

Offers in excess of £325,000 Freehold



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

Charming Extended 3 Bedroom terraced house which offers a wonderful blend of character and modern features, creating an inviting and spacious living environment. With a total of three bedrooms, this property boasts 1,151 square feet of living space, providing ample room for comfortable family living.

The property features a front and rear garden, perfect for enjoying outdoor relaxation and entertaining guests. Additionally, off-street parking is available for added convenience.

Located in a desirable residential area, this home offers easy access to local amenities, schools, and transport links, making it an ideal choice for families or professionals seeking a peaceful yet convenient lifestyle. Don't miss the opportunity to make this delightful property your new home. Contact us today to arrange a viewing.

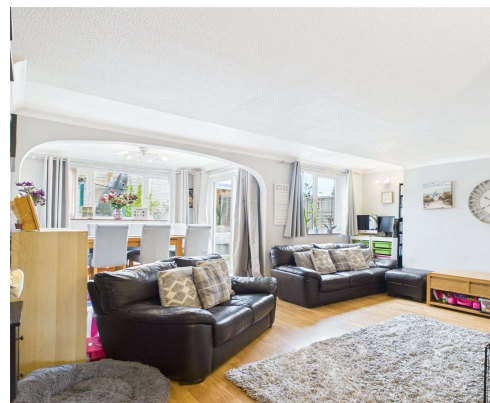
EPC EER - TBC

Council Tax Band - C

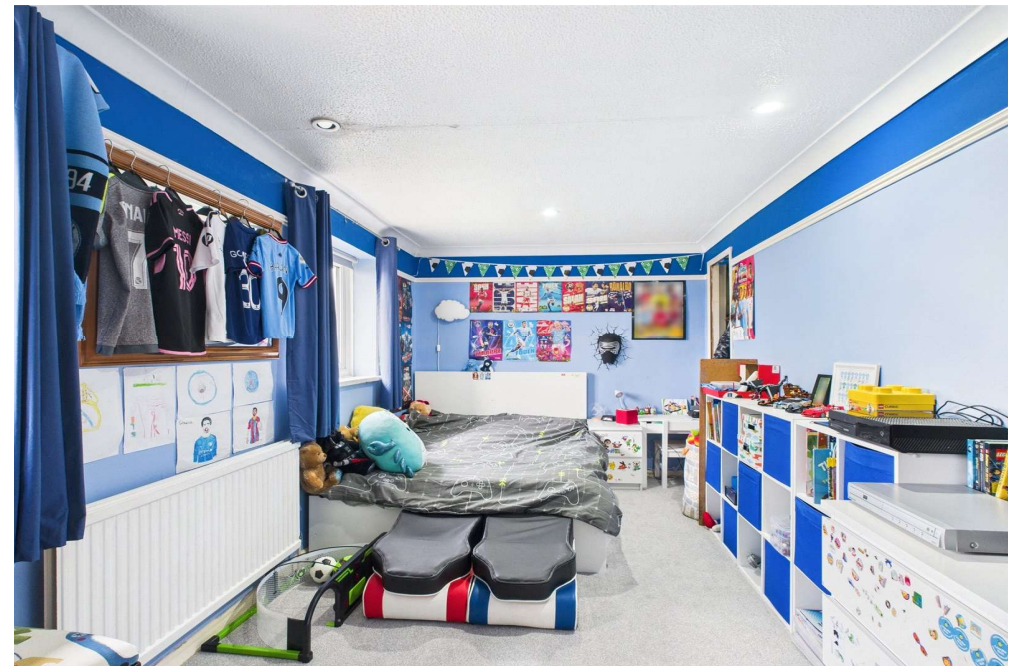
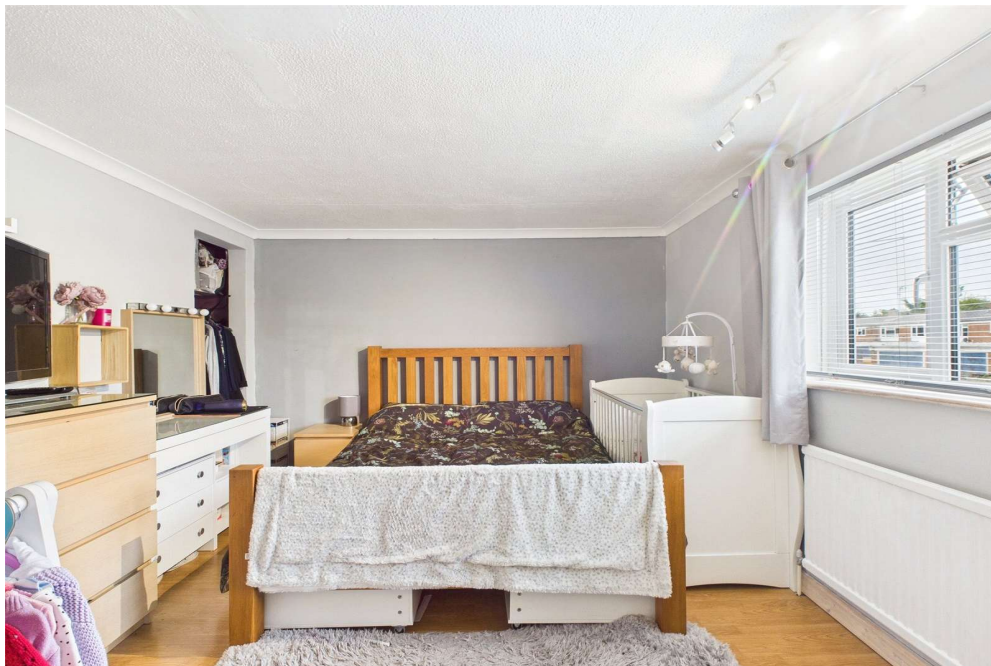
Council - Basingstoke & Deane

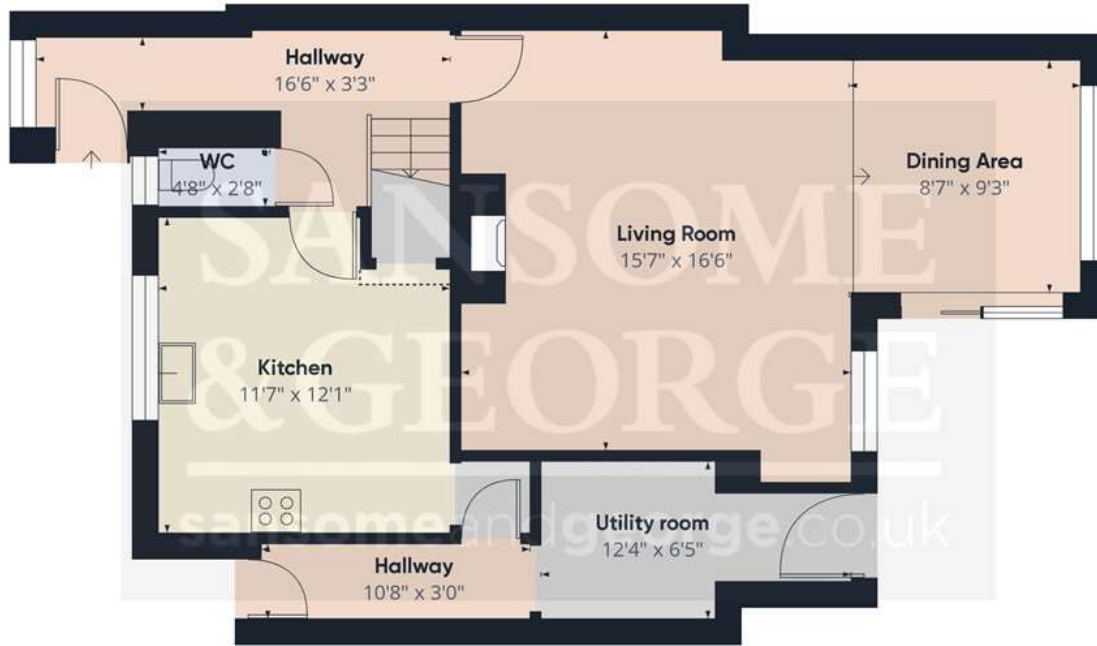
The above information may be subject to change during the transaction period.

- Extended 3 Bedroom home
- Entrance Hall
- Downstairs W.C
- Kitchen
- Utility room
- Living room / Dining room
- 3 Bedrooms
- Bathroom
- Front and rear garden
- Off road parking









Floor 0



Floor 1

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

1151.96 ft<sup>2</sup>

**Reduced headroom**

1.93 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**









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

## Sansome and George - Tadley

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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.