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&GEORGE**

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

Offers in excess of £390,000 Freehold

Step inside this Stunning 3-bedroom, 2-bathroom end of terrace home in a popular location in Bramley. With 763 sq ft of space, this modern property is the epitome of homely comfort and inviting warmth. The stylish decor and spacious layout make it the perfect place to call home.

Outside, you'll find a lovely garden, ideal for relaxing and enjoying the fresh air. Plus, there are 3 owned and allocated parking spaces!

Situated in a sought-after location, this property offers the perfect blend of rural tranquillity and modern living. Don't miss out on the opportunity to make this house your own and create lasting memories in this idyllic setting. Book a viewing today and let this property steal your heart!

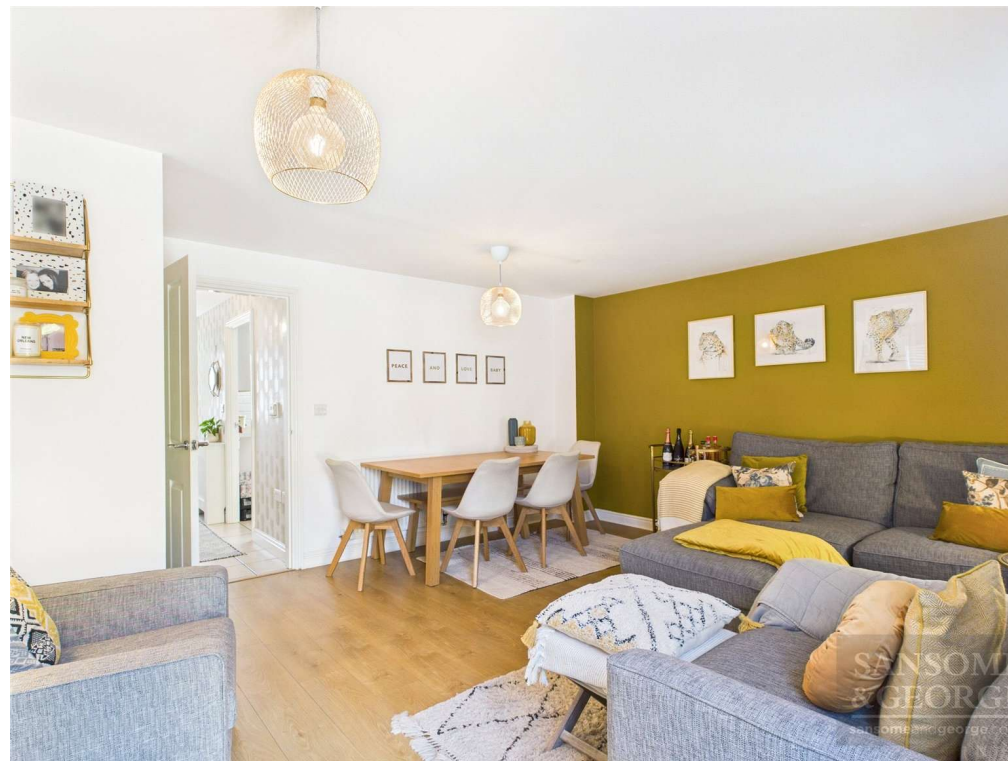
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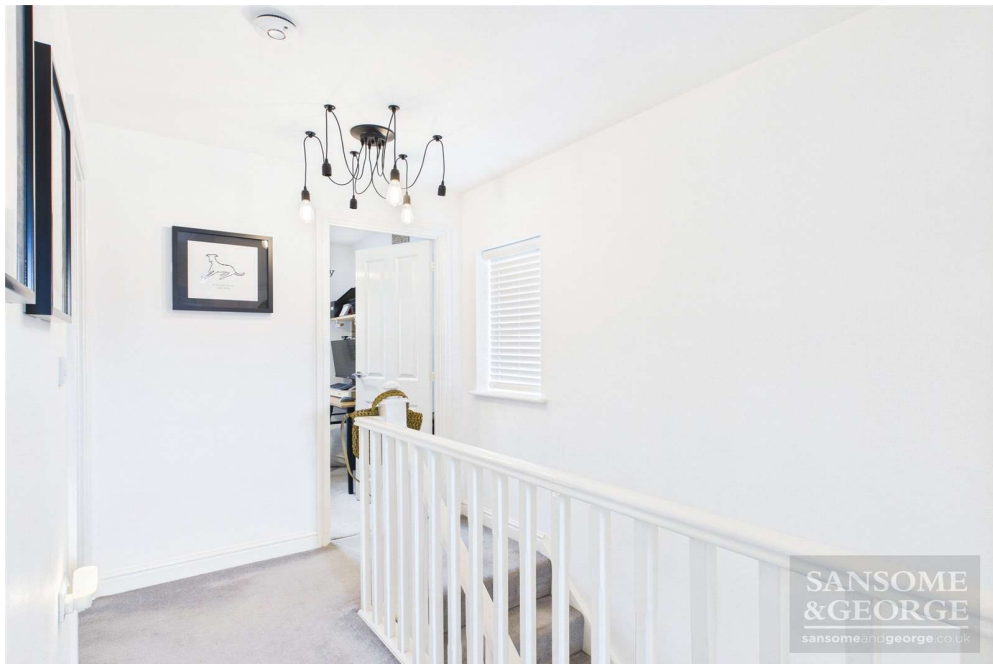
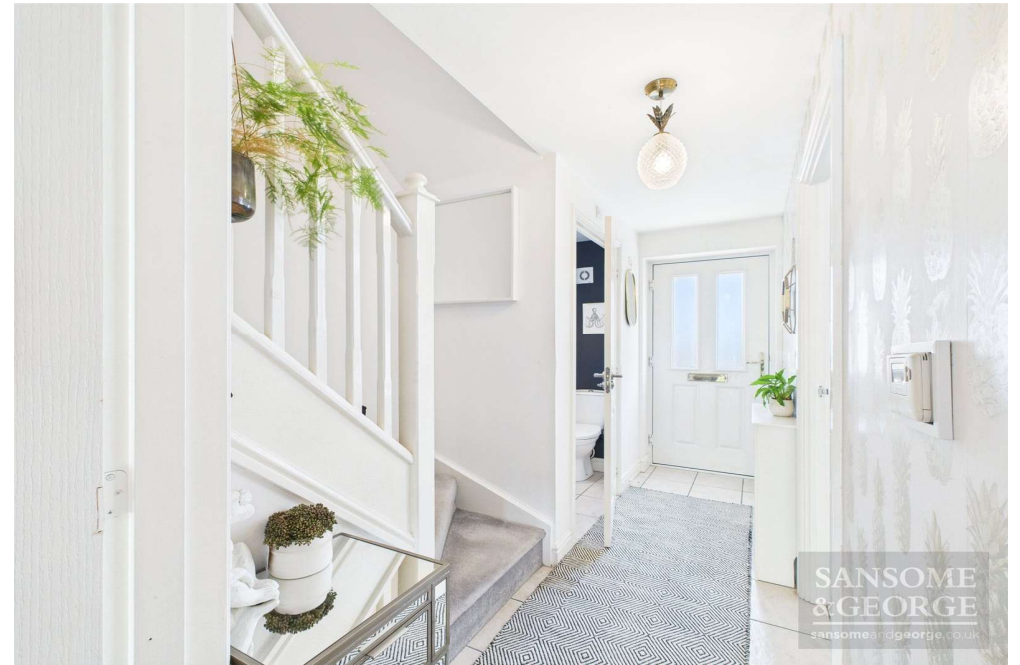
Council Tax Band - C

Council - Basingstoke & Deane

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

- 3 Bedroom home
- Entrance Hall
- Downstairs W.C
- Fitted Kitchen
- Living room
- Bedroom 1 with En-suite
- 2 Further bedrooms
- Modern Bathroom
- Generous Garden
- 3 owned and allocated parking spaces







Floor 0



Floor 1

Approximate total area⁽¹⁾

763 ft²

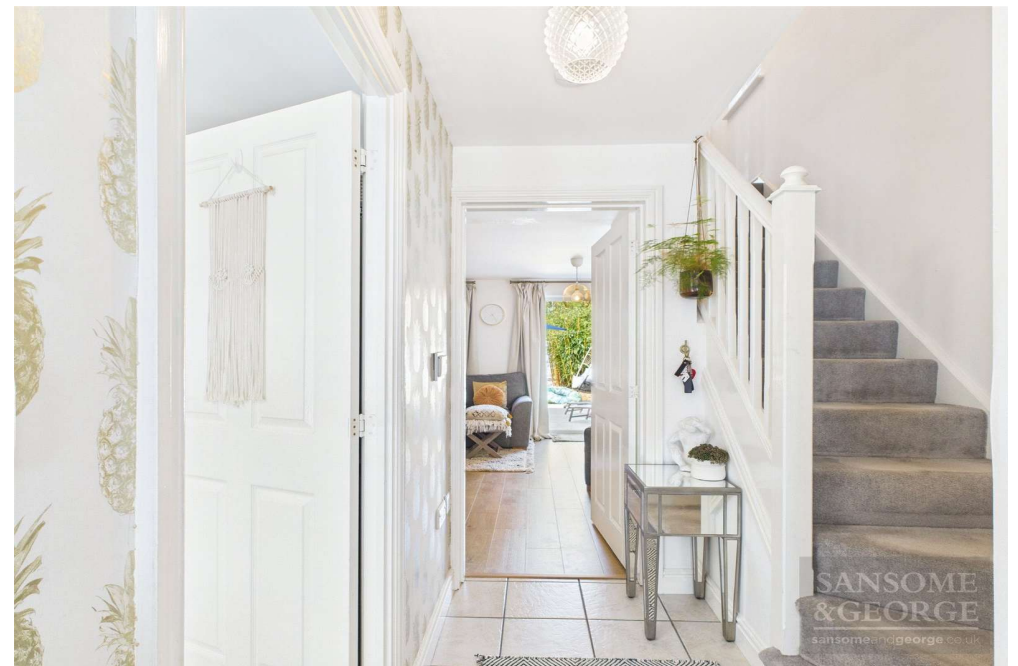
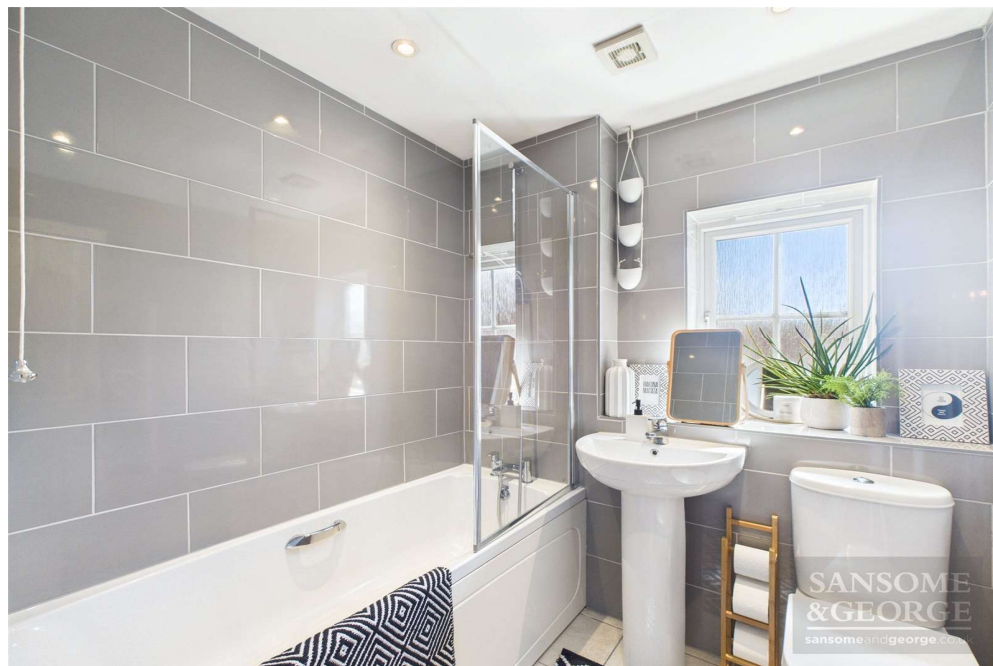
Balconies and terraces

245 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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