

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



**SANSOME
&GEORGE**

sansomeandgeorge.co.uk

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

Guide Price £375,000 Freehold

SANSOME & GEORGE - 360 VIRTUAL TOUR -

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!

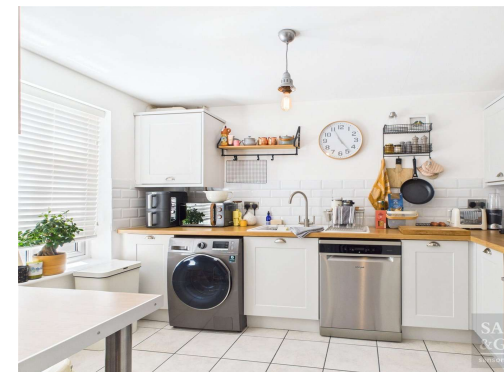
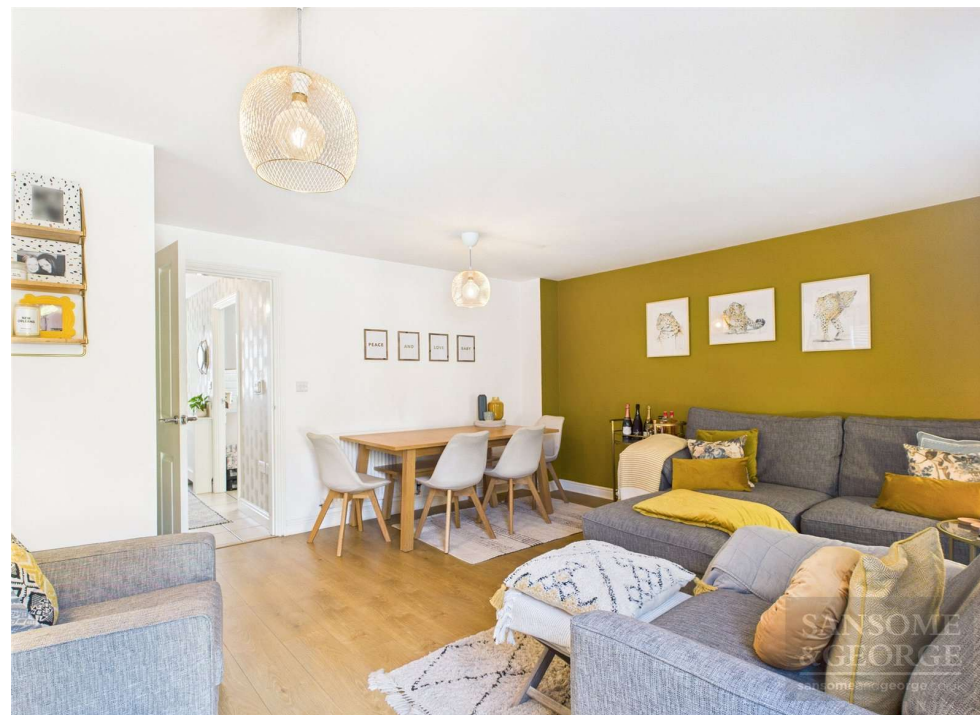
EPC EER - C

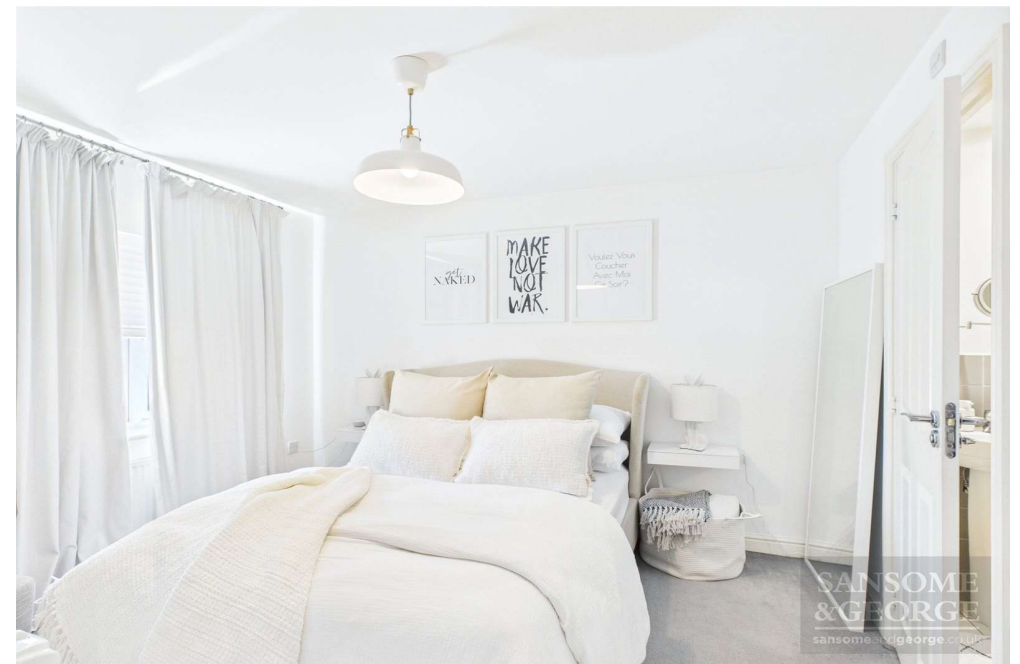
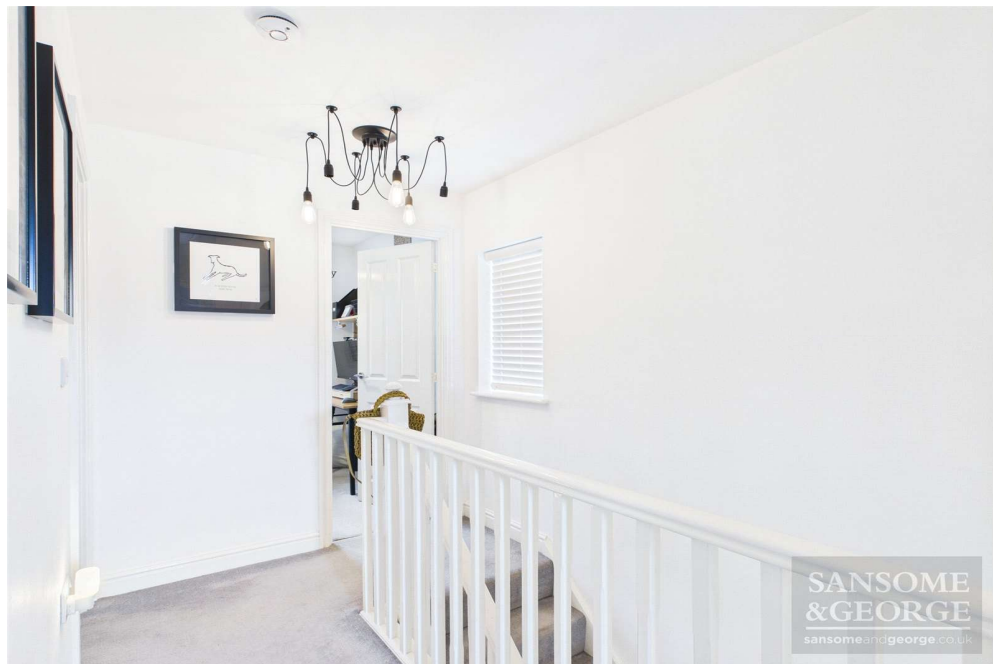
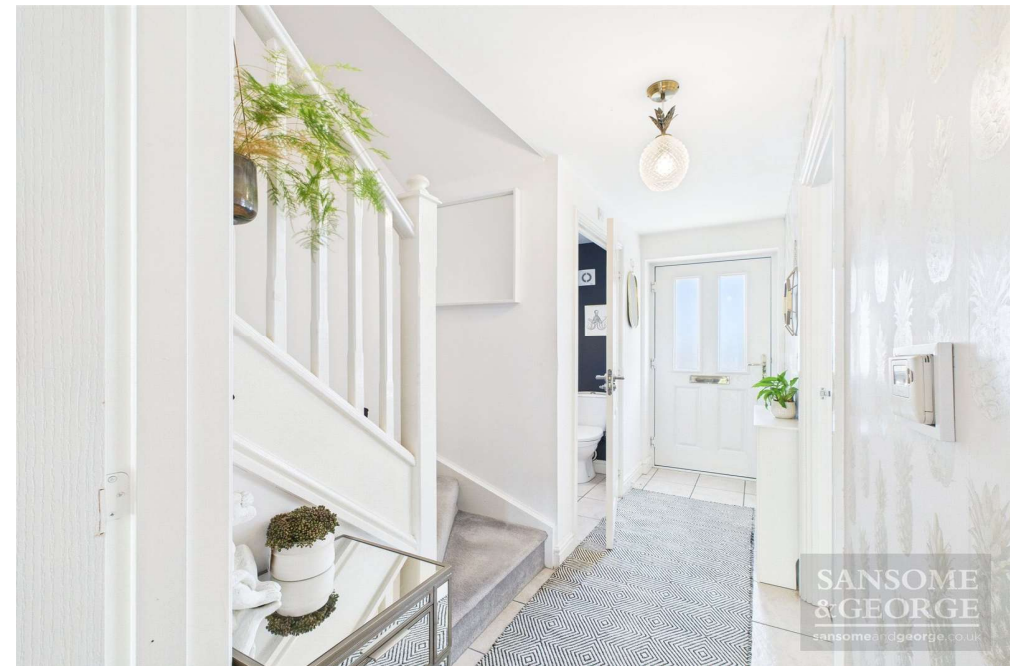
Council Tax Band - C

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

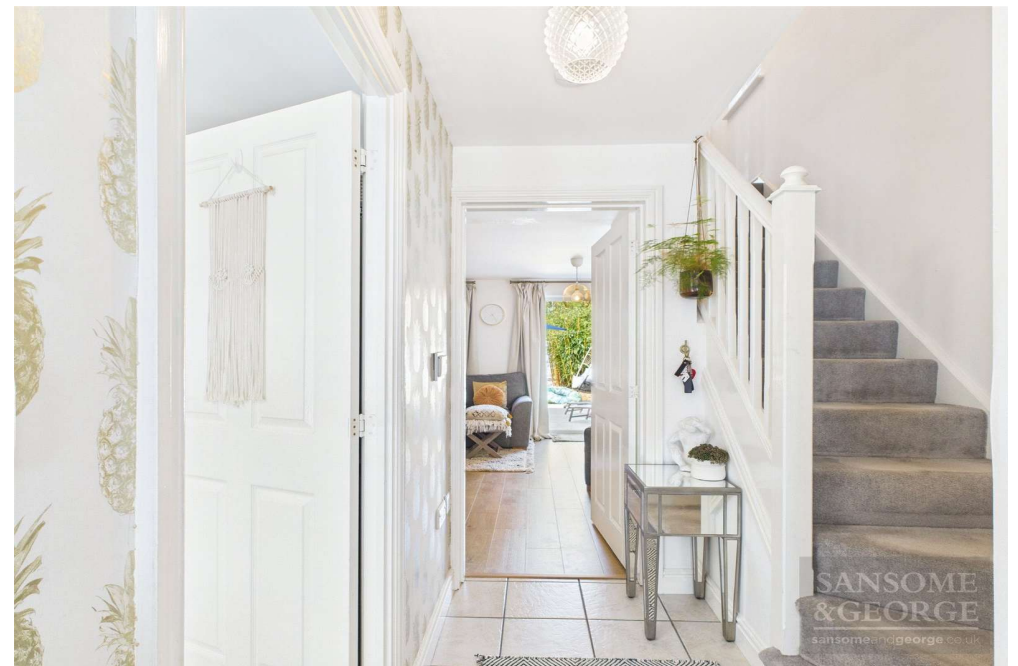
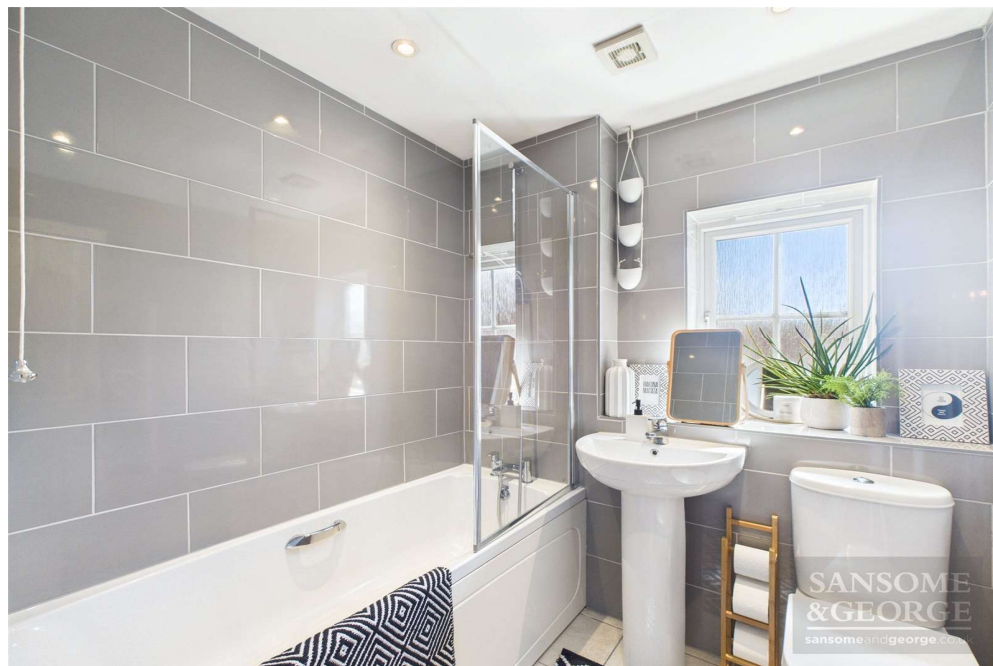
Balconies and terraces

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

Station House
Sherfield Road
Bramley
Hants
RG26 5AG

T: 01256 882 979

E: bramley@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.