

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



2 Newbury Road, Headley, Thatcham, Hampshire, RG19 8LG

Guide Price £300,000 Freehold

SANSOME & GEORGE - 360 VIRTUAL TOUR -

Charming 2 bedroom home in a semi rural location. The ground floor has entrance porch with stairs leading to first floor and through to front aspect living room with further door leading through to kitchen breakfast room fitted with a range of matching base and eye level units. Further door leads to further rear aspect reception room. On the first floor there are 2 bedrooms and family bathroom.

There is a generous sized garden mainly laid to lawn at the front with stone chip pathway leading to the front door surrounded by wood panel fence and mature hedging. To the rear there is an enclosed garden with single gate.

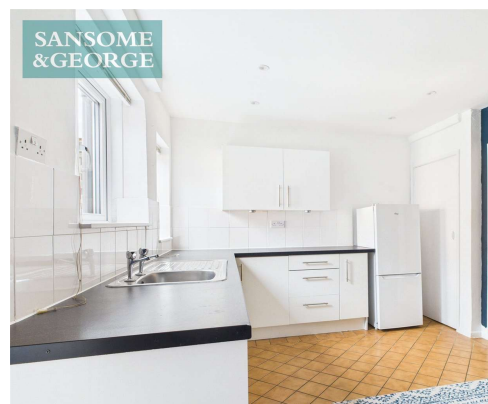
EPC EER - F

Council Tax Band - C

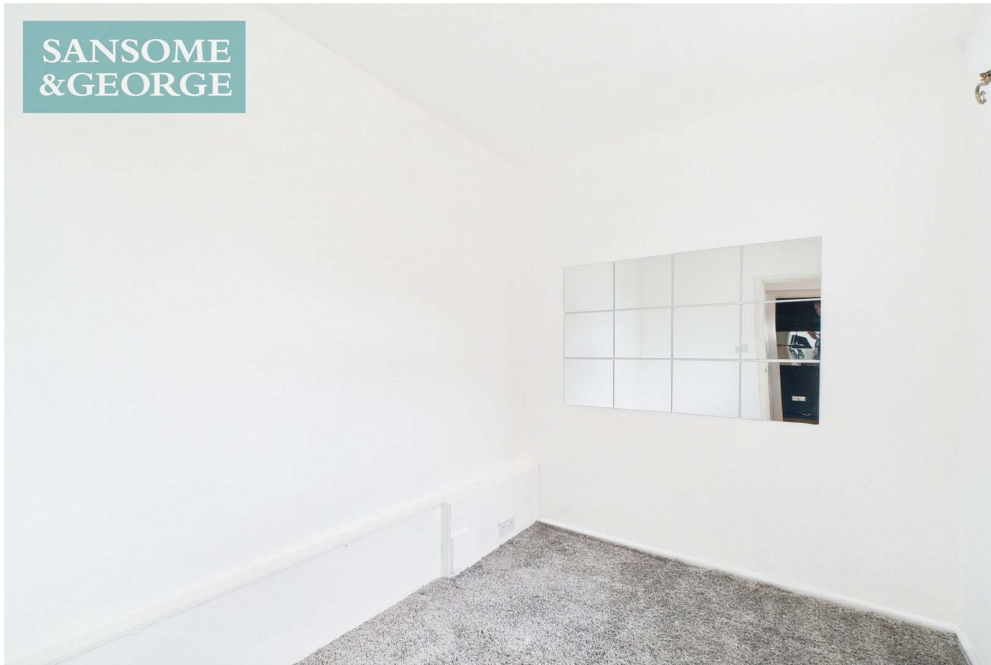
Council - Basingstoke & Deane

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

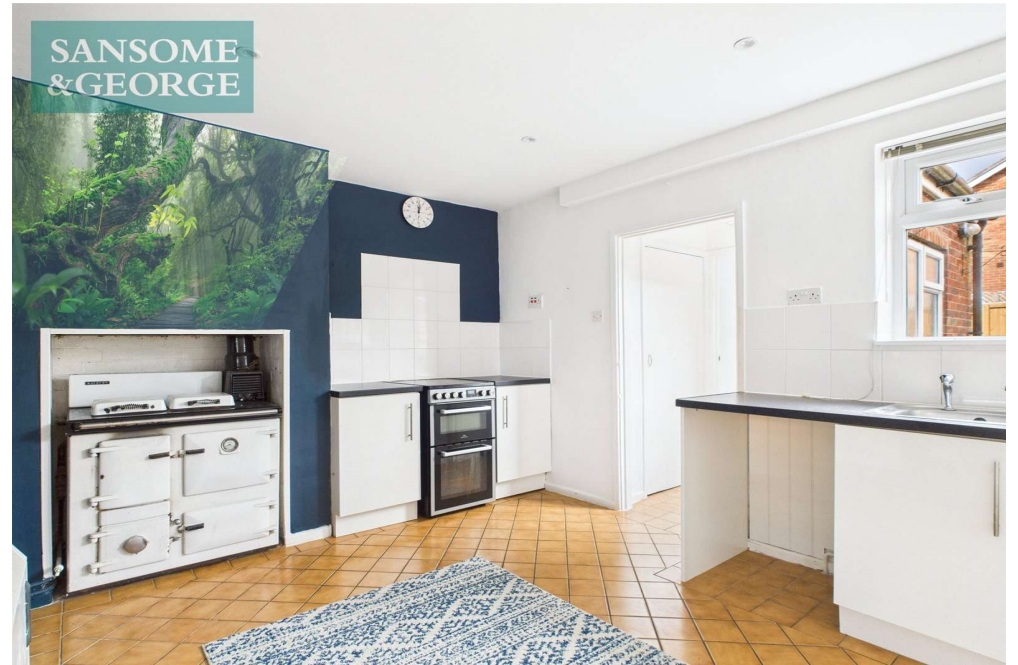
- Older style 2/3 Bedroom home
- Kitchen
- Living room
- Study / Bedroom 3
- 2 Bedrooms, Bathroom
- Garden and parking



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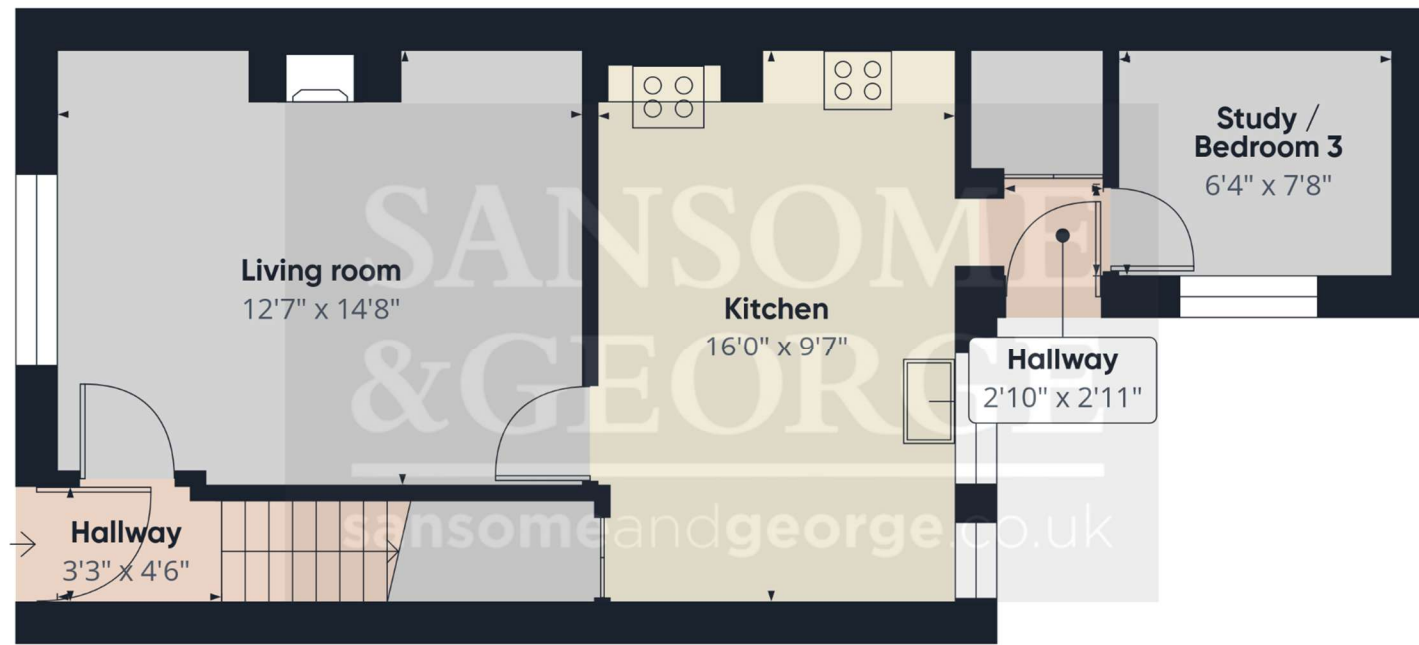


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Floor 0



Floor 1

Approximate total area⁽¹⁾

782 ft²

(1) Excluding balconies and terraces

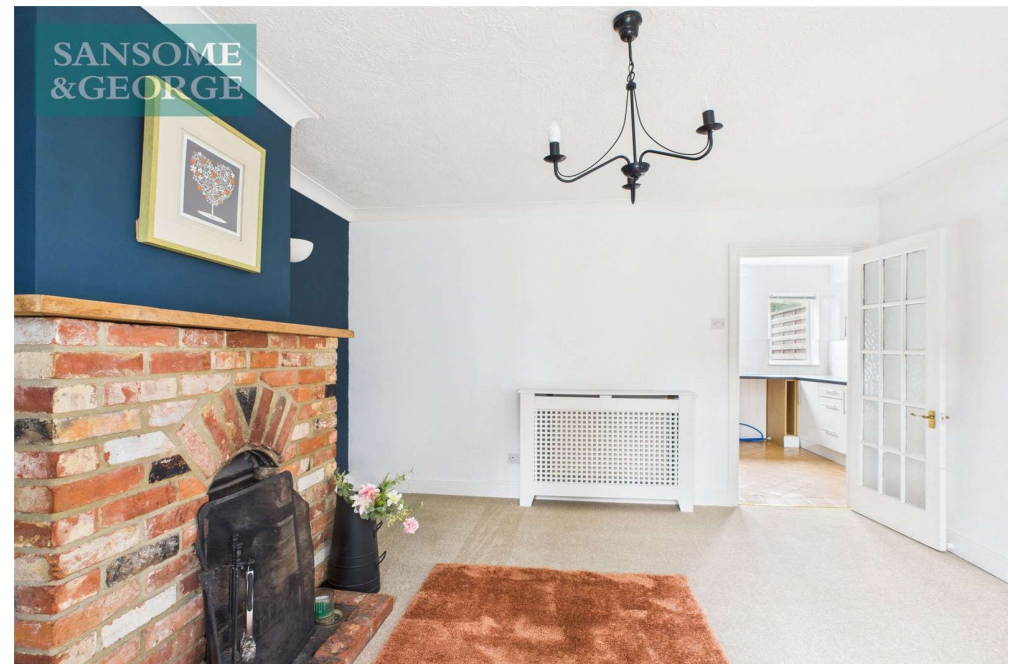
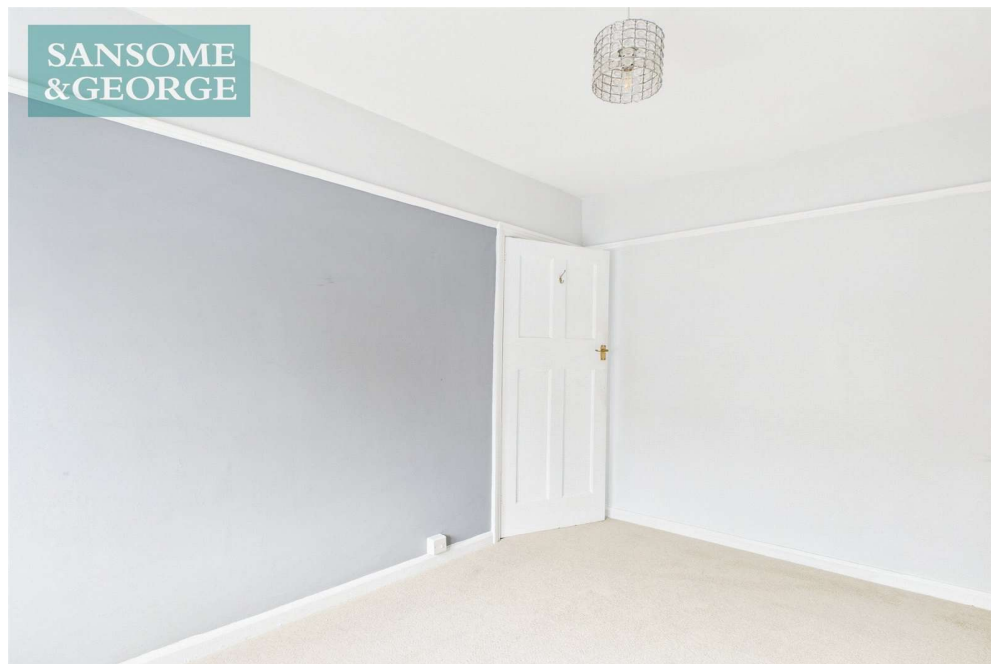
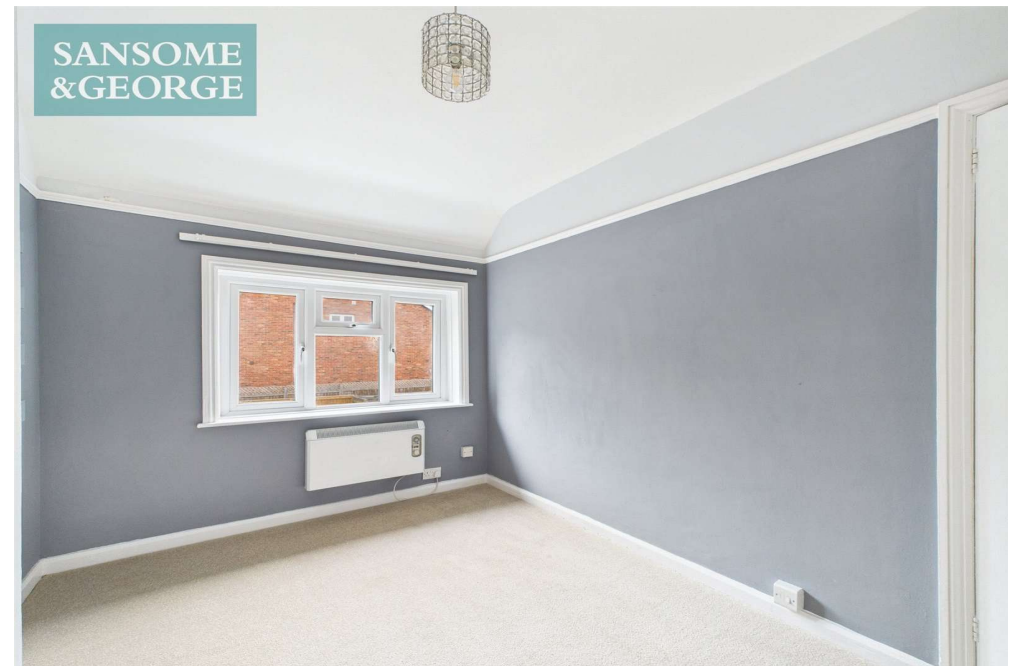
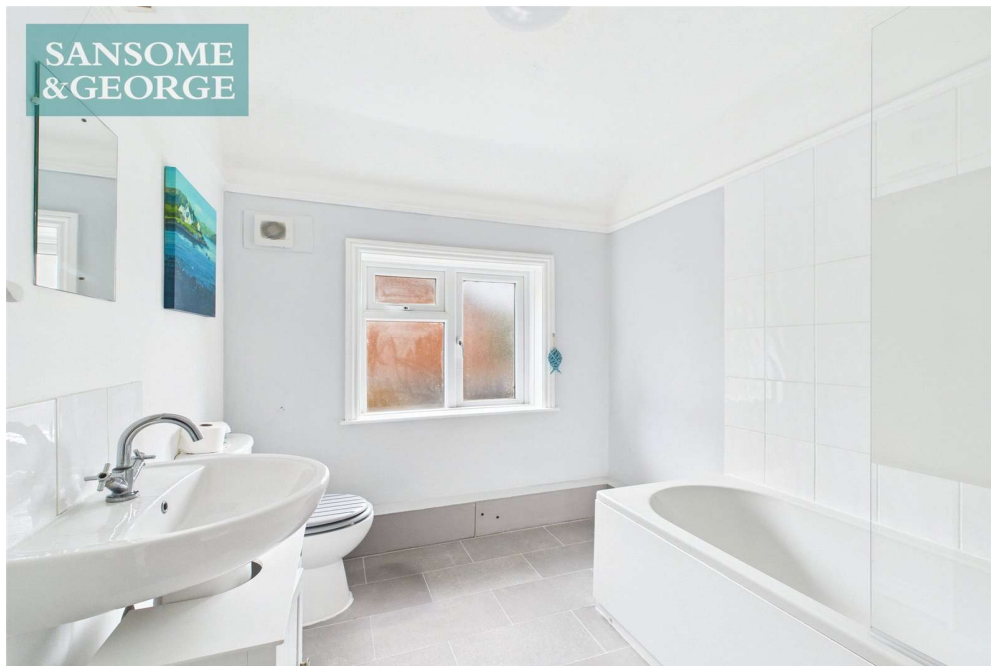
Reduced headroom

..... 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+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

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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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