

**SANSOME  
&GEORGE**

sansomeandgeorge.co.uk

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&GEORGE



14 Romans Gate, Pamber Heath, Tadley, Hampshire, RG26 3EH

Asking Price £575,000 Freehold

SANSOME & GEORGE - 360 VIRTUAL TOUR - Nestled in the picturesque village of Pamber Heath, this charming detached house is a true gem. Boasting 3 bedrooms and 3 reception rooms spread over 1,772 sq ft, this property offers a perfect blend of character and modern living. The inviting ambiance welcomes you as you step inside.

Outside, the property benefits from a garden, ideal for relaxing or entertaining guests. With off-street parking and a garage, convenience is at your doorstep. The village location offers a peaceful setting while still being within easy reach of local amenities and transport links.

Don't miss the opportunity to make this delightful property your new home. Contact us today to arrange a viewing and experience the warmth and character of this wonderful property for yourself.

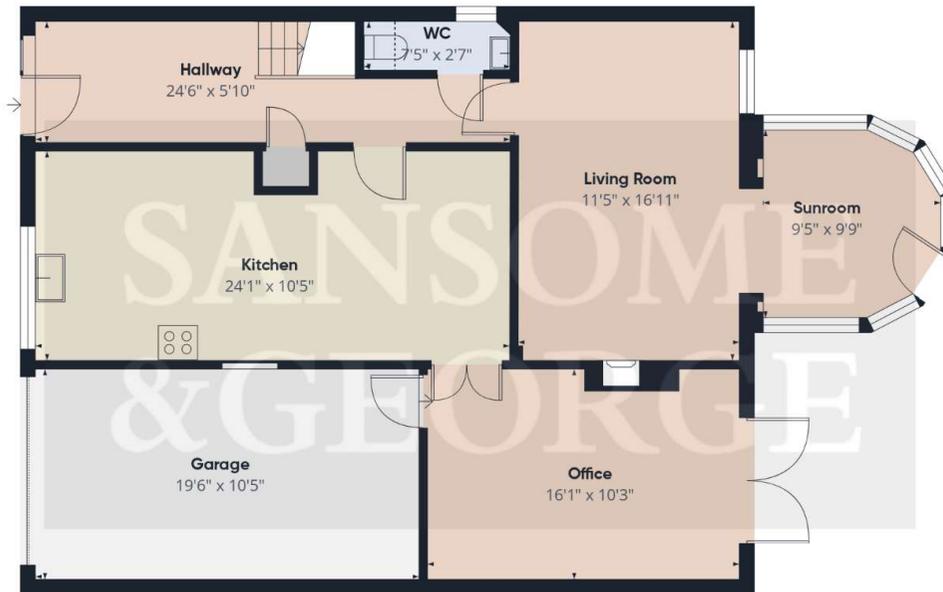
EPC EER - E

Local Authority - Basingstoke & Deane  
Council Tax Band - E

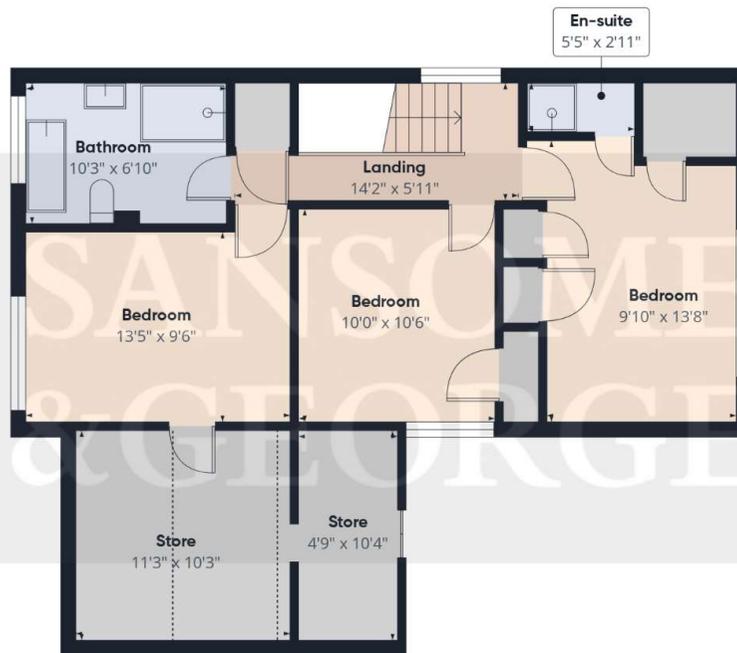
- 3 Bedroom detached home
- Popular location in Pamber Heath
- Hallway, Downstairs W.C
- Kitchen, living room
- Sunroom, office
- Bedroom 1 with en-suite
- 2 further bedrooms
- Garden
- Garage and Driveway







Floor 0



Floor 1



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

1772 ft<sup>2</sup>

**Reduced headroom**

110 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## 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.