

**SANSOME  
&GEORGE**

[sansomeandgeorge.co.uk](http://sansomeandgeorge.co.uk)



**17 Reynards Close, Tadley, Hampshire, RG26 4LR**

**Asking Price £300,000    Freehold**



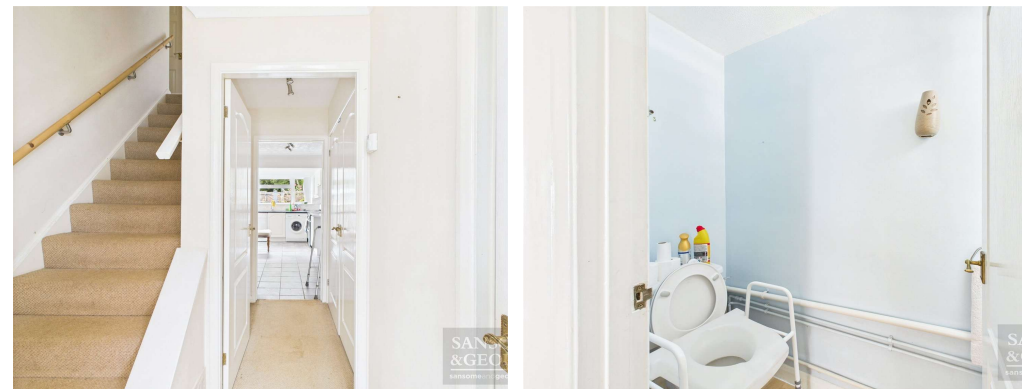
SANSOME & GEORGE - 360 VIRTUAL TOUR - Introducing this 3 BEDROOM terraced house, boasting 950 square feet of living space in a sought-after location. This delightful property offers three bedrooms, perfect for a growing family or those seeking extra space. The inviting and spacious interior is complemented by a well-maintained garden, providing a tranquil retreat in the heart of the Tadley. The property's period features add character and charm, while modern amenities ensure comfort and convenience. Don't miss the opportunity to make this property your own and enjoy the best of city living in a quaint and welcoming setting. Contact us today to arrange a viewing and discover the endless possibilities this home has to offer.

EPC - D

Local Authority - Basingstoke & Deane

Council Tax Band - C

- 3 Bedroom home
- Entrance Hall
- Downstairs W.C
- Living Room
- Kitchen / Breakfast room
- 3 Bedrooms
- Bathroom
- Garden









Floor 0

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

950 ft<sup>2</sup>



Floor 1

(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+	<b>A</b>		
81-91	<b>B</b>		86 B
69-80	<b>C</b>		
55-68	<b>D</b>	63 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Sansome and George - Tadley

1 The Parade  
Franklin Avenue  
Tadley  
Hants  
RG26 4ET

**T:** 0118 981 0022

**E:** [tadley@sansomeandgeorge.co.uk](mailto:tadley@sansomeandgeorge.co.uk)

[www.sansomeandgeorge.co.uk](http://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.