

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



19 Mill Road, Basingstoke, Hampshire, RG24 9SN

Offers in excess of £525,000 Freehold

SANSOME & GEORGE - 360 VIRTUAL TOUR -

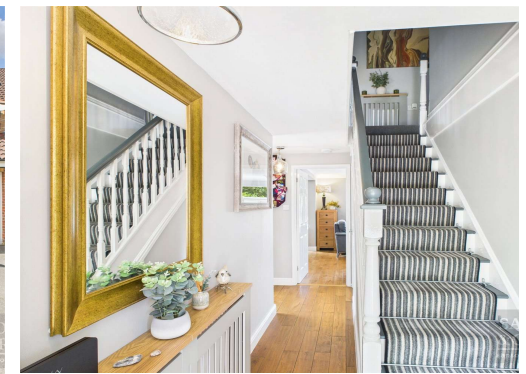
Modern 4 Bedroom detached house which offers a perfect blend of style and comfort. Boasting four bedrooms and two reception rooms, this property provides ample space for a growing family. The inviting interior offers well planned accommodation and creates a warm and welcoming atmosphere. This home is conveniently located close to local amenities, schools, and transport links. With its contemporary design and desirable location, this property is sure to impress even the most discerning buyer. Don't miss out on the opportunity to make this house your dream home. Contact us today to arrange a viewing.

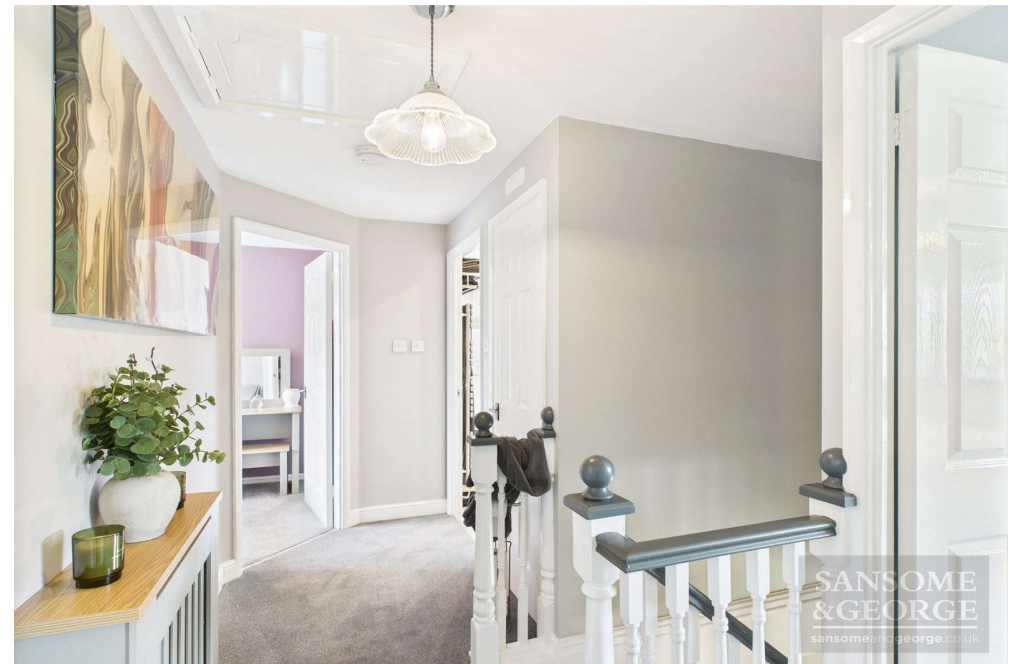
EPC - C

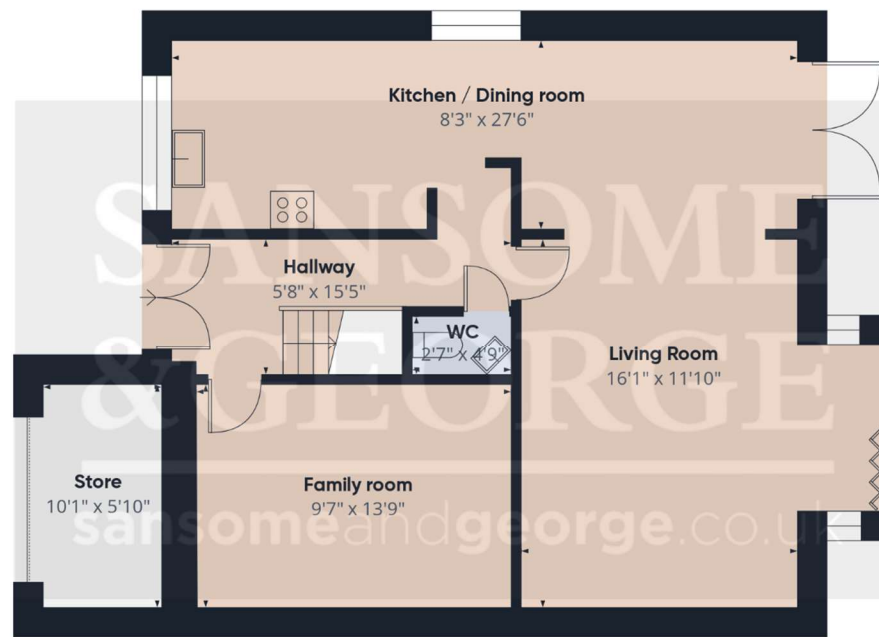
Local Authority - Basingstoke & Deane

Council Tax Band - E

- 4 Bedroom Detached home
- Windows and front door replaced (approx 2024) with certs
- Garage conversion
- Luxury extended ensuite to master bedroom
- Garden Bar and entertaining area
- Bifold & French doors to garden
- Situated in a Cul de sac of 3 houses
- Popular estate close to countryside but town is easy to reach
- Full fibre broadband
- 7Kwh car charging point installed to front elevation



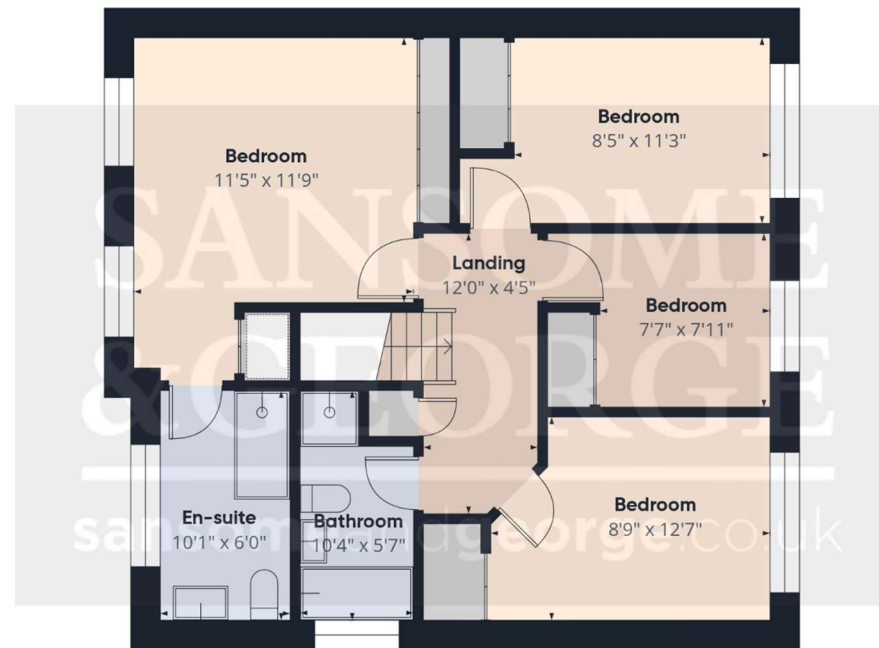




Floor 0

Approximate total area⁽¹⁾

1378 ft²

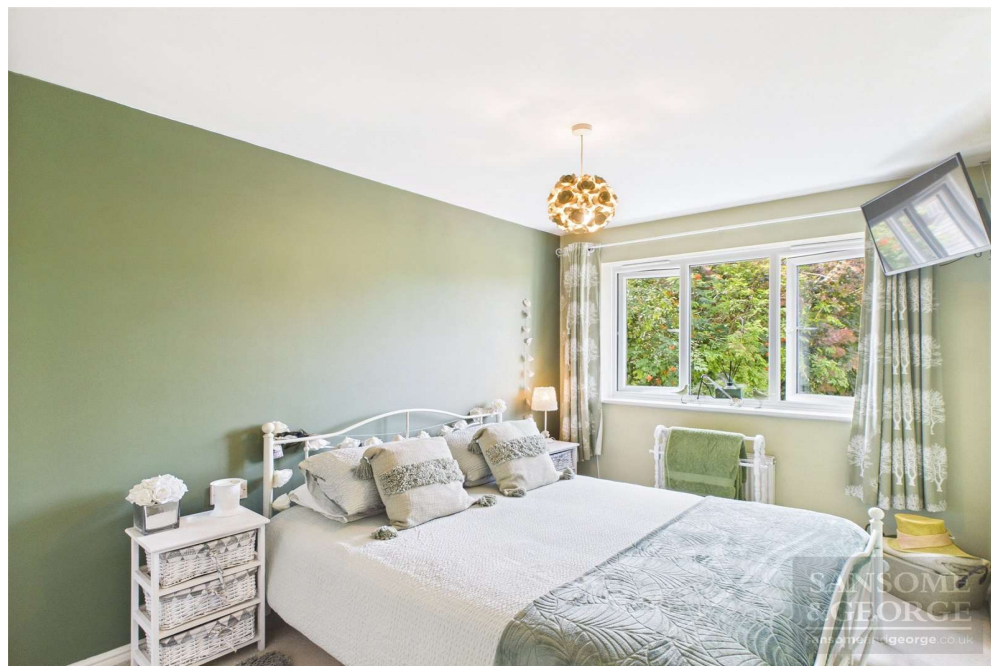
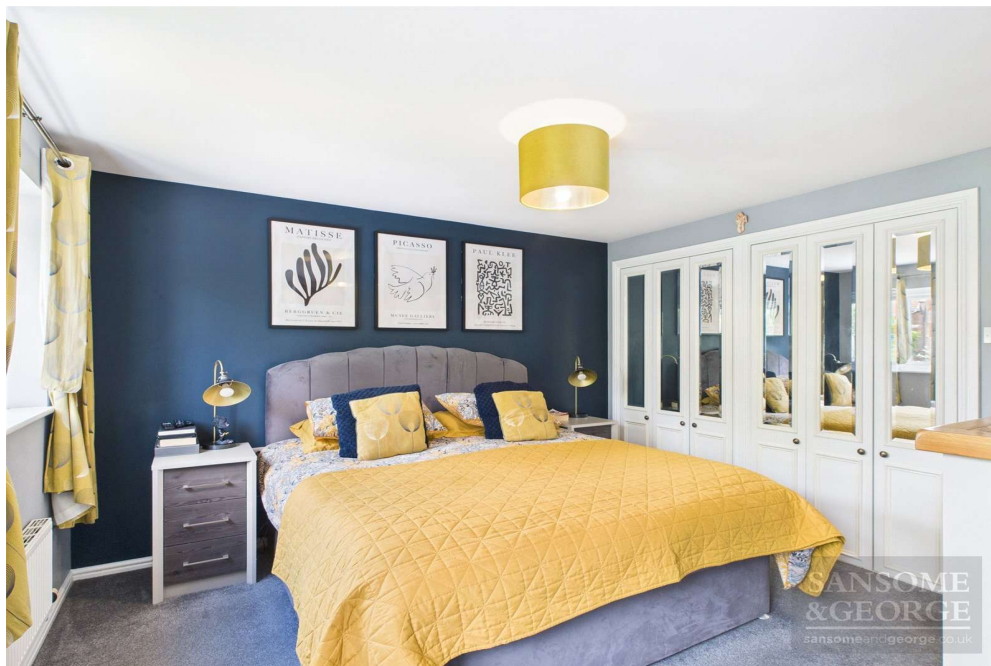


Floor 1

(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+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	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.

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.