

**SANSOME  
&GEORGE**

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

Offers in excess of £375,000 Freehold

SANSOME & GEORGE - 360 VIRTUAL TOUR - Nestled in Bramley village, this charming modern 3 Bedroom house boasts 899 sq ft of living space. The property exudes a welcoming atmosphere and offers a blend of contemporary design and spaciousness. Featuring three bedrooms, this home is perfect for families or those seeking extra space for a home office or guest room.

The property comes with a well-maintained garden, providing a tranquil outdoor space to relax or entertain. In addition, off-street parking adds convenience for residents with vehicles. The interiors are tastefully decorated, enhancing the modern feel of the home.

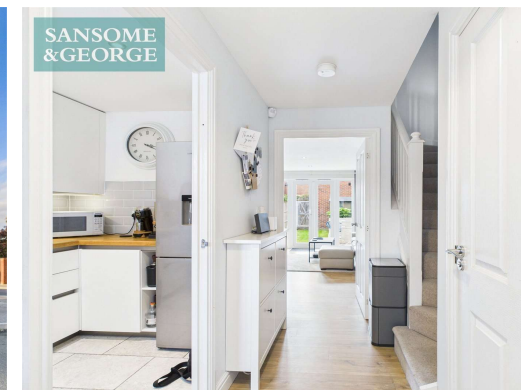
Located in a sought-after village development setting, this property offers a peaceful retreat while still being close to local amenities and transport links. Don't miss out on the opportunity to make this inviting house your new home. Contact us today to arrange a viewing.

EPC - C

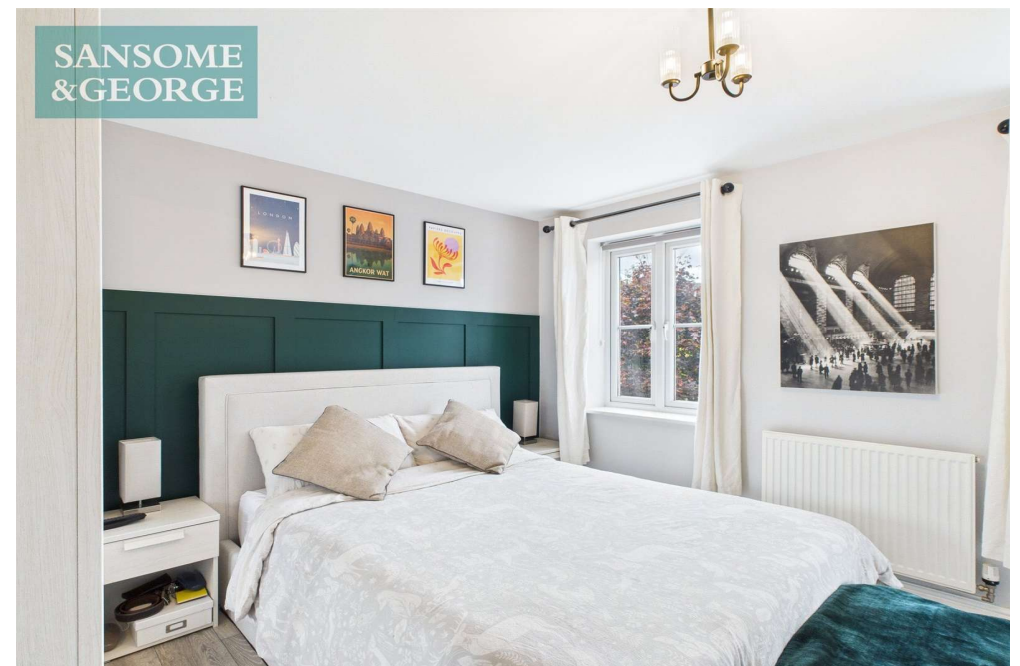
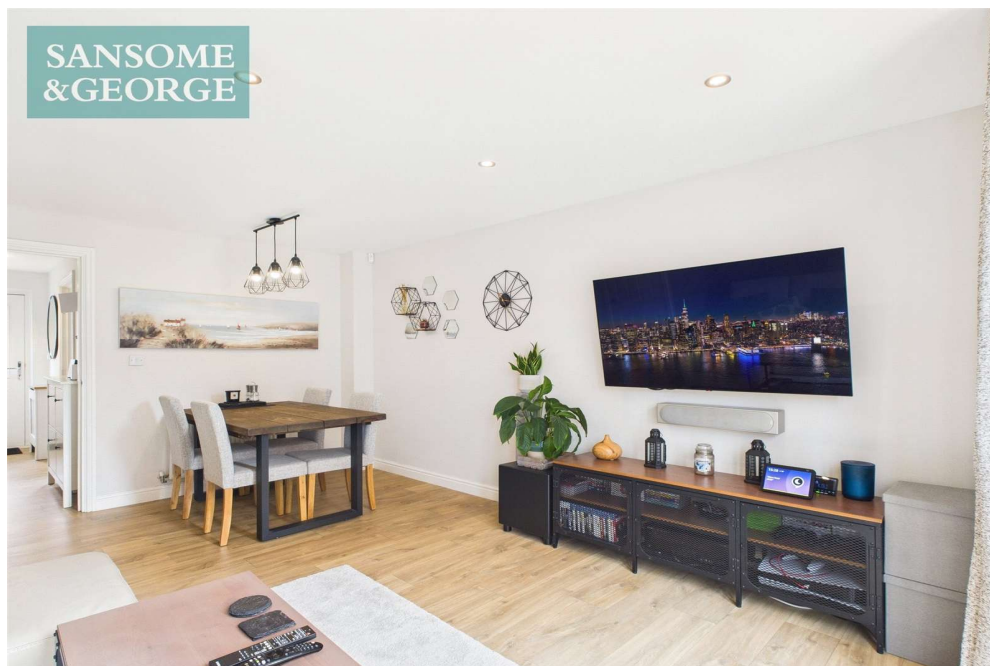
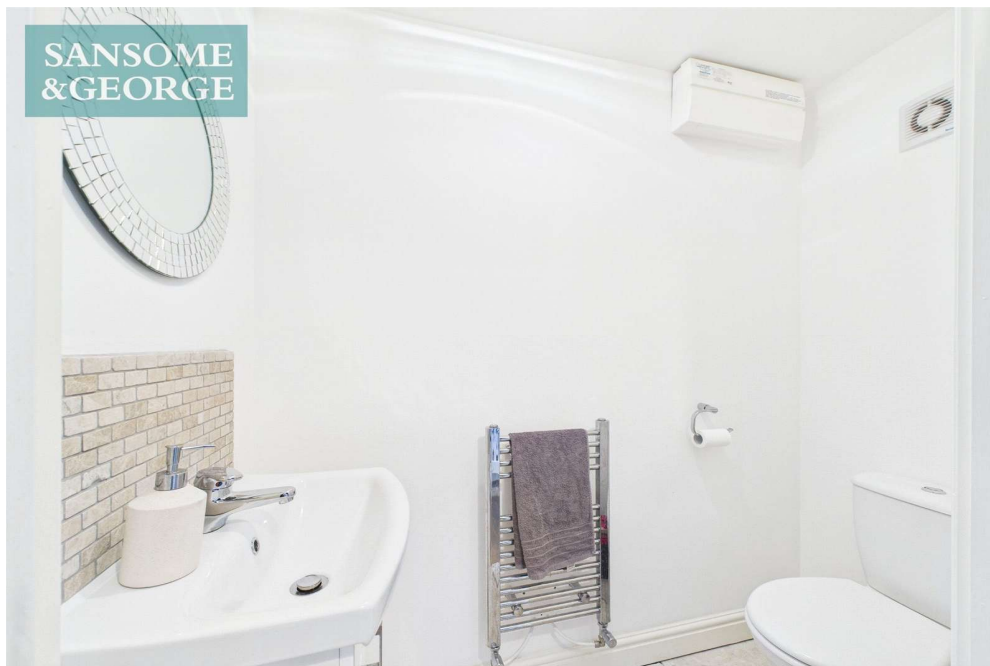
Local Authority - Basingstoke & Deane

Council Tax Band - D

- 3 Bedroom home
- Hallway
- Downstairs W.C
- Kitchen
- Living room
- Bedroom 1 with En-suite
- 2 Further Bedrooms
- Bathroom
- Garden
- Allocated Parking space.









Floor 0



Floor 1



Floor 2

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

899 ft<sup>2</sup>

Reduced headroom

28 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



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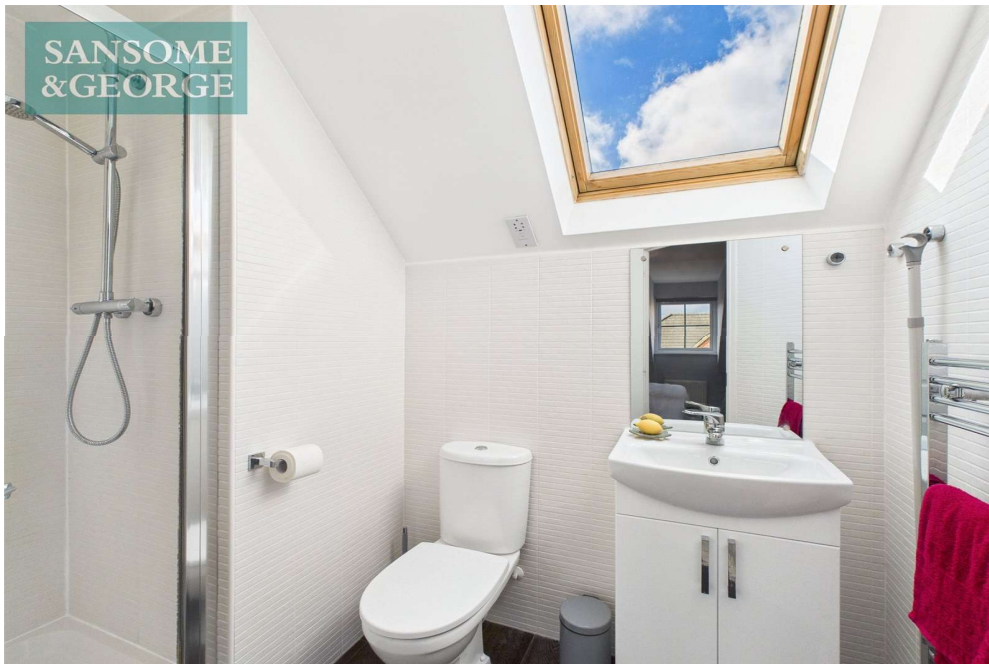


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Sansome and George - Bramley

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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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