

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



168 Abbey Road, Basingstoke, Hampshire, RG24 9EF

Asking Price £320,000 Freehold

SANSOME & GEORGE - 360 VIRTUAL TOUR - Step into this charming 3 BEDROOM terraced house located in a sought-after neighbourhood, boasting 938 sq ft of living space. This delightful property offers 3 bedrooms, perfect for a growing family or those in need of extra space. The 2 reception rooms provide versatility and ample room for entertaining guests or simply relaxing. The inviting atmosphere of this home is sure to make you feel right at ease from the moment you walk through the door. Don't miss out on the opportunity to make this house your new home sweet home. Book a viewing today and experience the warmth and charm this property has to offer.

EPC EER - TBC

Council Tax Band - C

Council - Basingstoke & Deane

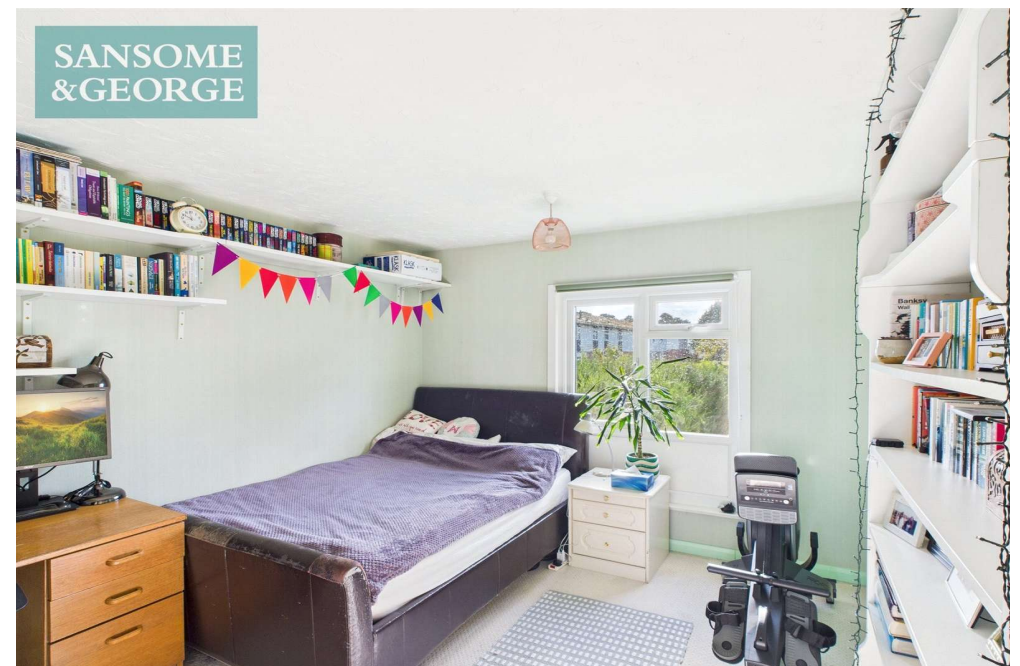
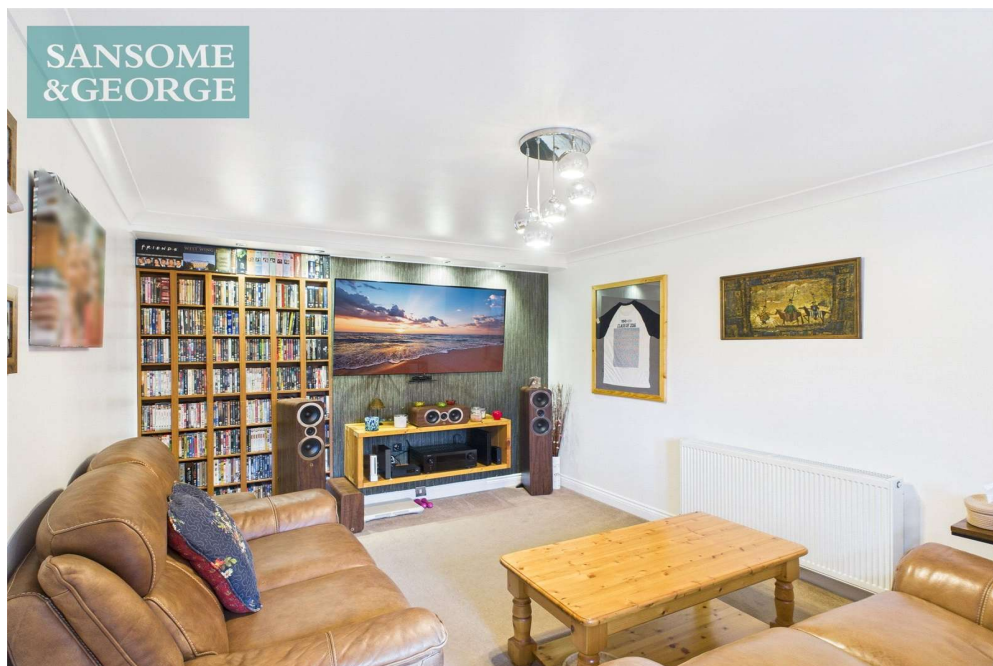
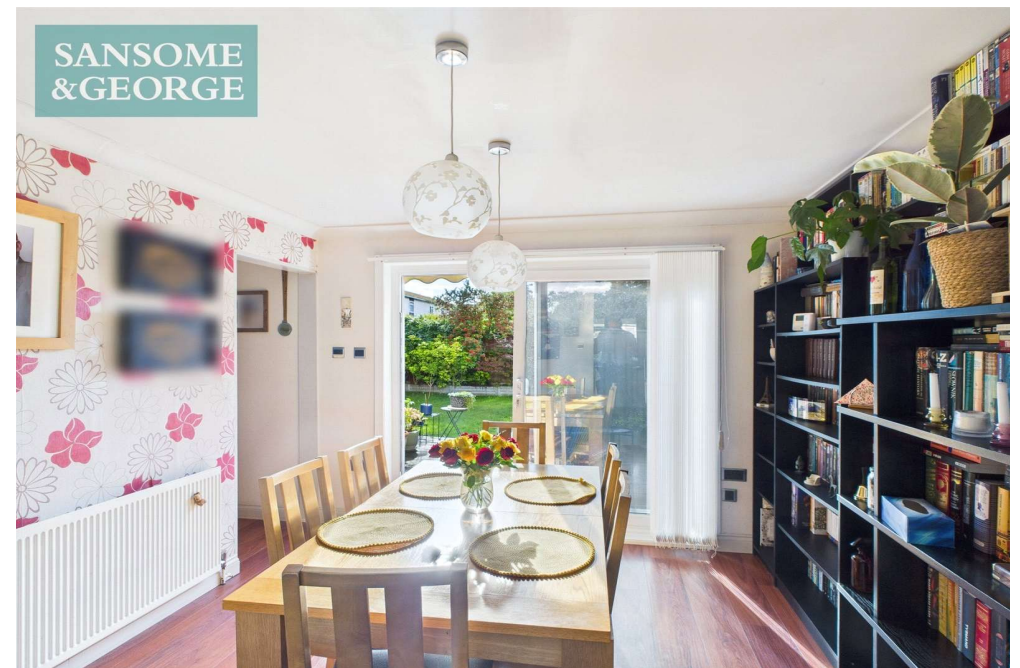
The above information may be subject to change during the transaction period.

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves. The title is currently under review for any potential covenants or restrictions and will be available upon request shortly.



- 3 Bedroom Terraced home
- Downstairs W.C
- Living room,
- Dining room
- Kitchen
- 3 Bedrooms
- Bathroom
- Garden







Floor 0

Approximate total area⁽¹⁾

938 ft²

Reduced headroom

6 ft²



Floor 1

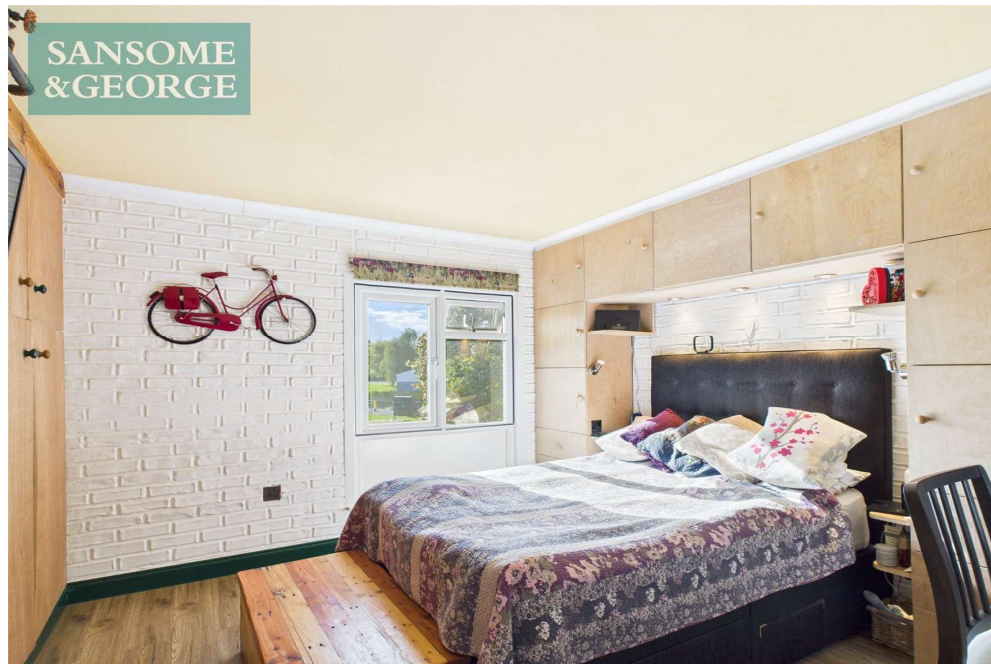
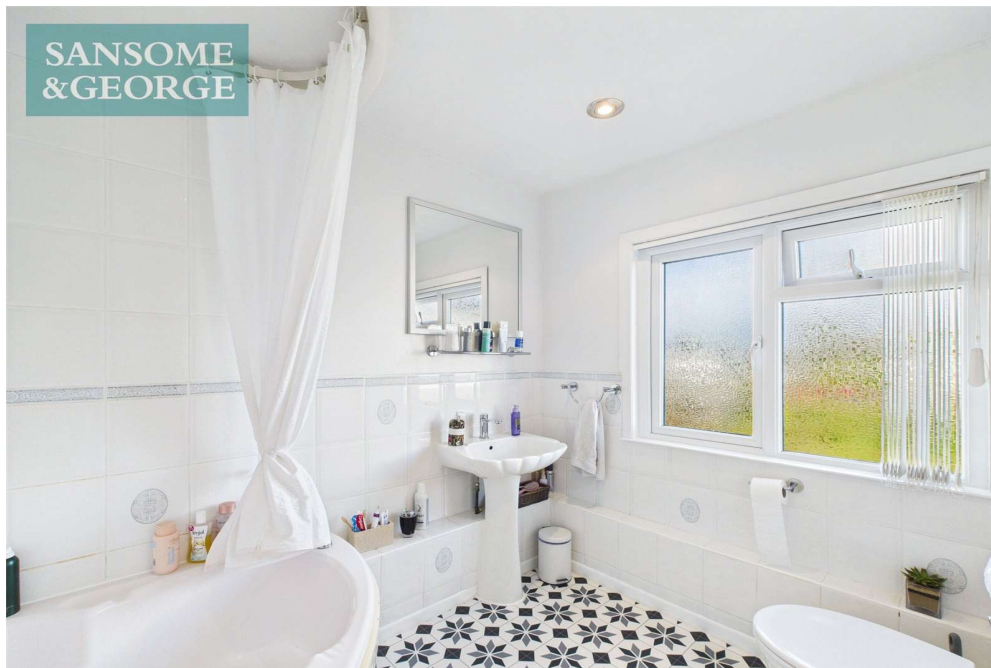
(1) Excluding balconies and terraces

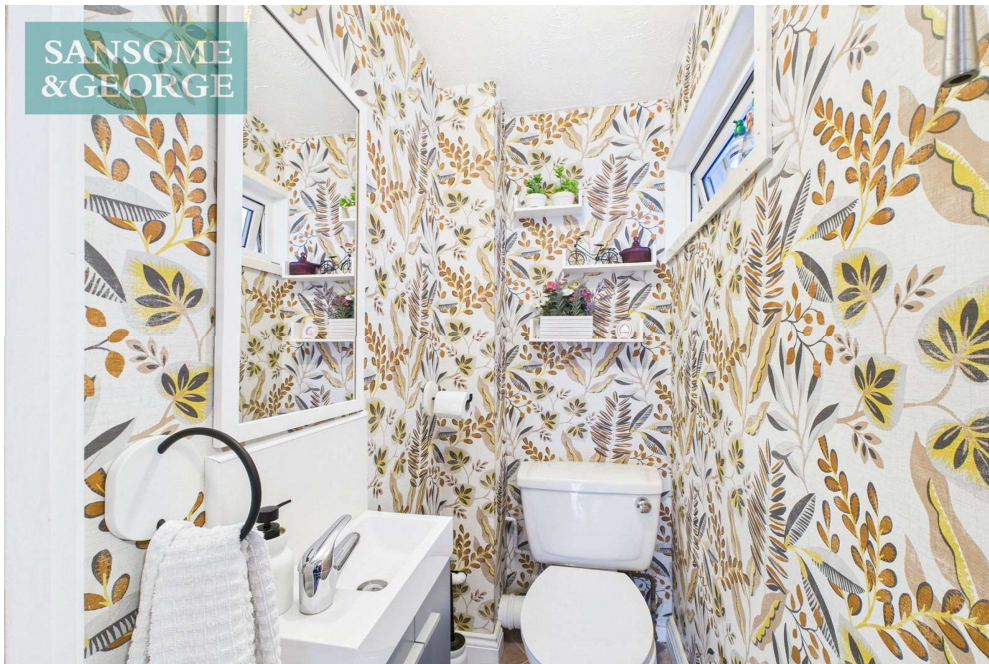
Reduced headroom

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		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sansome and George - Basingstoke

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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.