

SANSOME
& GEORGE



Pound Cottage, Aldermaston Road, Pamber Green, Tadley,

Guide Price £525,000 Freehold

Nestled in a non-estate location, this charming Detached cottage offers a perfect blend of character and modern living. Boasting a generous 1,174 square feet of living space, the property features three bedrooms and two reception rooms, providing ample space for comfortable family living. The inviting interior exudes a warm and welcoming atmosphere, making it a place you can truly call home.

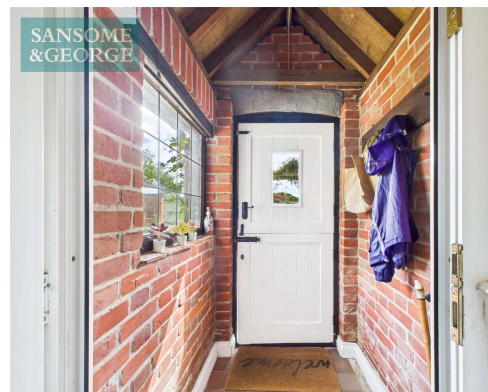
Outside, the property benefits ample off street parking behind gates and a double garage offers convenience and ample space for vehicles and storage.

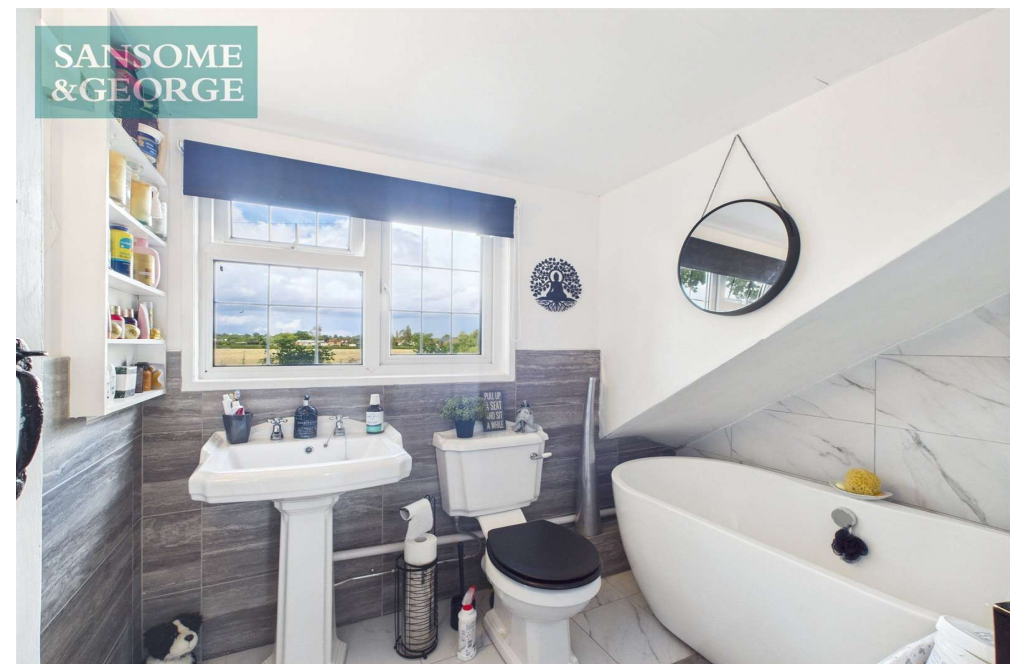
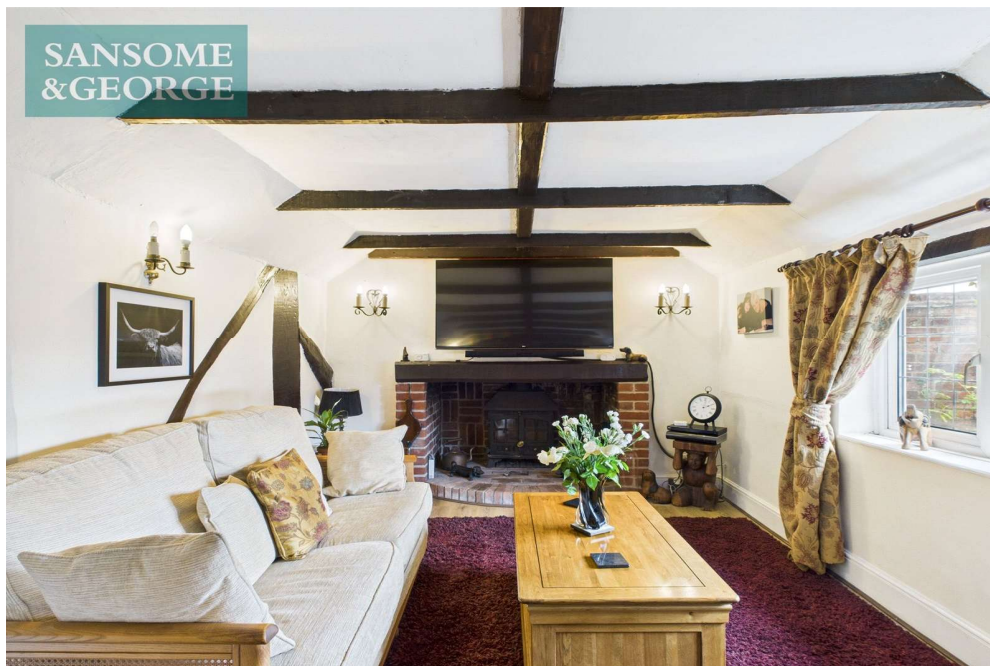
With its desirable location, characterful charm, and versatile living space, this property presents a unique opportunity to own a beautiful home in a sought-after non estate setting. Don't miss the chance to make this delightful property yours. Contact us today for more information or to arrange a viewing.

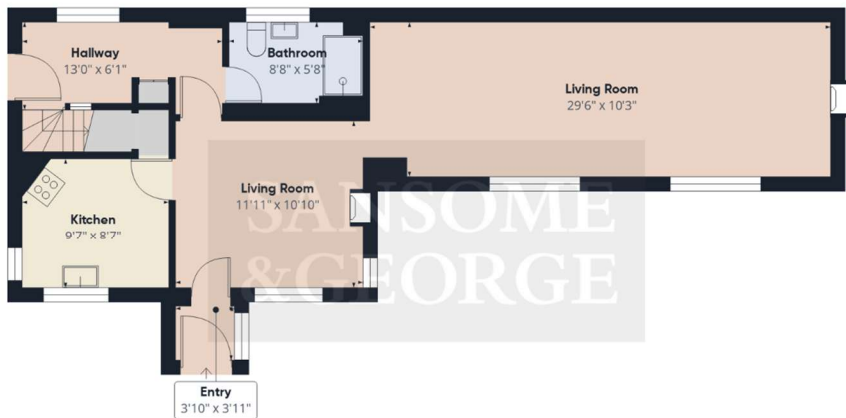
Local Authority – Basingstoke & Deane
Council Tax Band - E

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

- 3 Bedroom Detached Cottage
- Non estate location
- Entrance Porch,
- Kitchen,
- Snug,
- Reception room
- Downstairs Shower room
- 3 Bedrooms, Bathroom
- Double garage
- Gates with ample parking







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

1343 ft²

Reduced headroom

16 ft²

(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.

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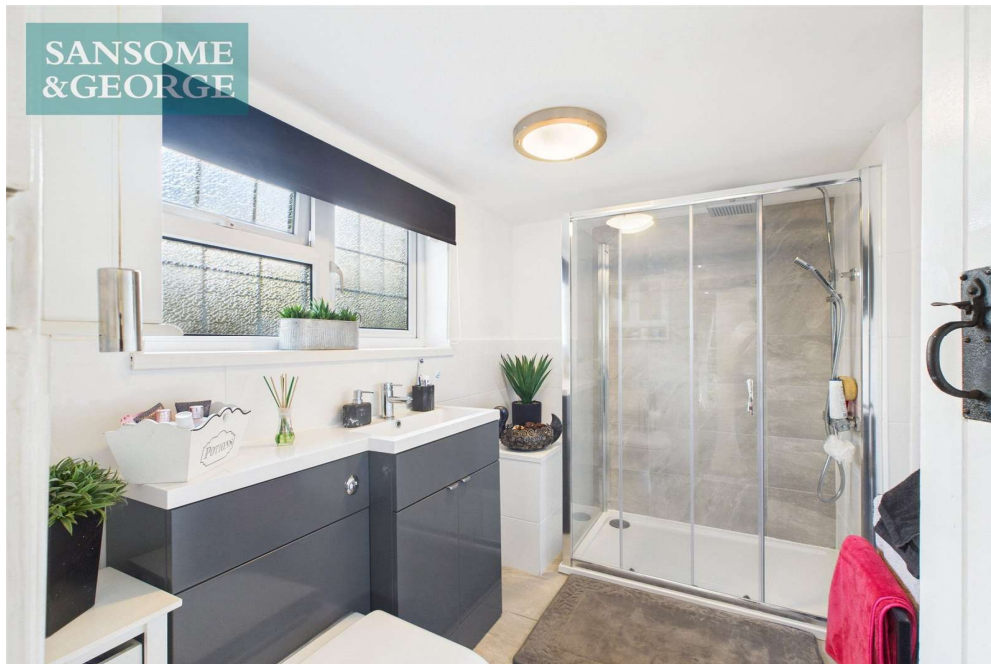
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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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.