

**SANSOME
& GEORGE**

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31 Franklin Avenue, Tadley, Hampshire, RG26 4EY

Auction Guide Price £320,000 Freehold

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £320,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Nestled in a sought-after non-estate location, this charming Ex-Mod semi-detached house offers a wonderful blend of character and modern convenience. Boasting 2 bedrooms and 2 reception rooms, the property spans an impressive 813 sq ft, providing ample space for comfortable living. Upon entering, you are greeted by a welcoming atmosphere that is both inviting and spacious.

The property features a generous garden, perfect for relaxing or entertaining outdoors. Off-street parking and a garage (in block) offer added convenience for residents. With its desirable location and attractive features, this property presents a fantastic opportunity for those seeking a peaceful yet well-connected lifestyle. Don't miss the chance to make this delightful house your new home. Contact us today to arrange a viewing.

EPC - D

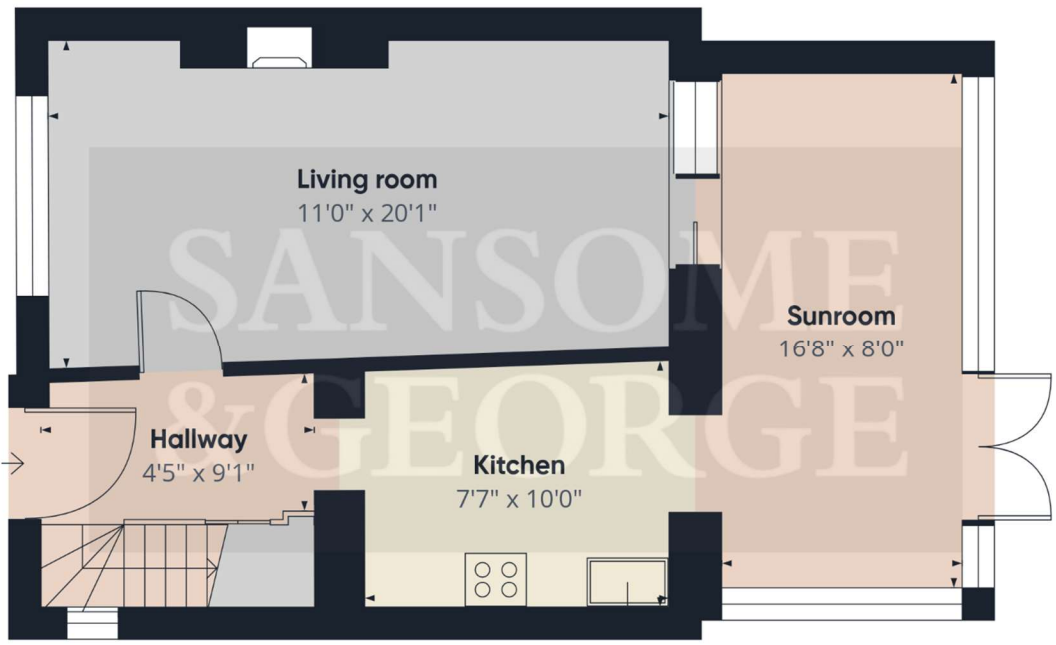
Local Authority - Basingstoke & Deane

Council Tax Band - C

- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- Older style Ex-Mod home
- Hallway
- Living room
- Kitchen
- Sun room
- 2 Bedrooms
- Bathroom
- Garden
- Garage (in block)
- Driveway







Floor 0



Floor 1

Approximate total area⁽¹⁾
813 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Sansome and George - Tadley

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Sansome & George is a trading name of Sansome & George Hampshire Ltd.
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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.