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4 Oaklea Gardens, Bramley, Tadley, Hampshire, RG26 5QY

Offers in excess of £400,000 Freehold

SANSOME & GEORGE - 360 VIRTUAL TOUR - This 3 Bedroom Link-detached home in Bramley offers a charming and inviting living space. With a total of three bedrooms, this property spans 1,121 square feet, providing ample room for a growing family or those seeking extra space. The property boasts a generous garden, perfect for enjoying outdoor gatherings or simply relaxing in the sunshine. In addition, the property includes off-street parking and a garage, offering convenience and security for your vehicles. The interior of the house is thoughtfully designed and makes this delightful property your new home in the heart of this idyllic village setting.

EPC EER - TBC

Council Tax Band - D

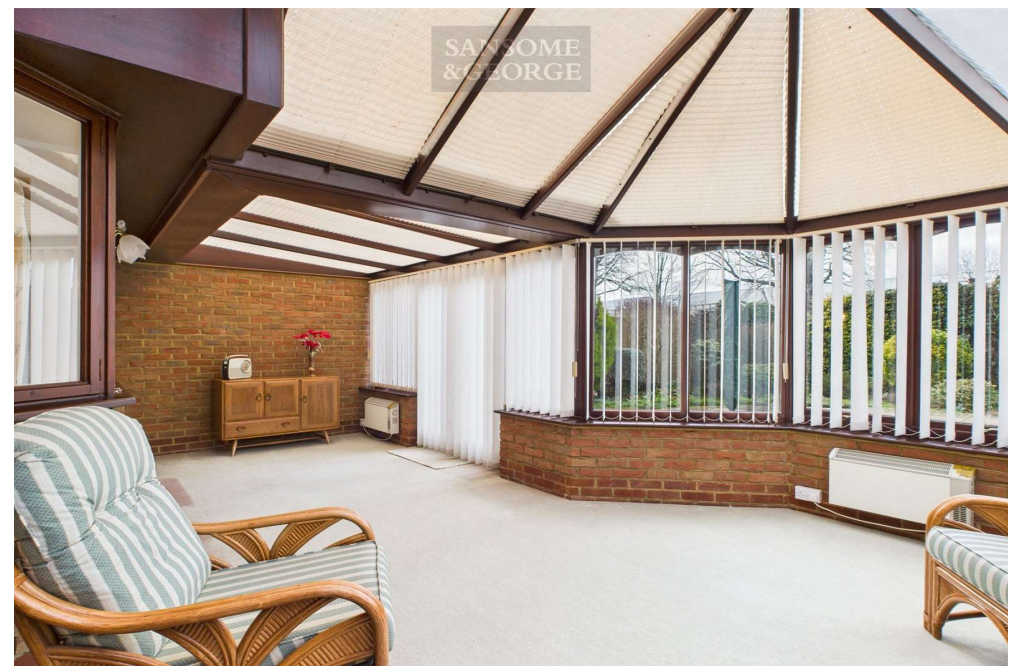
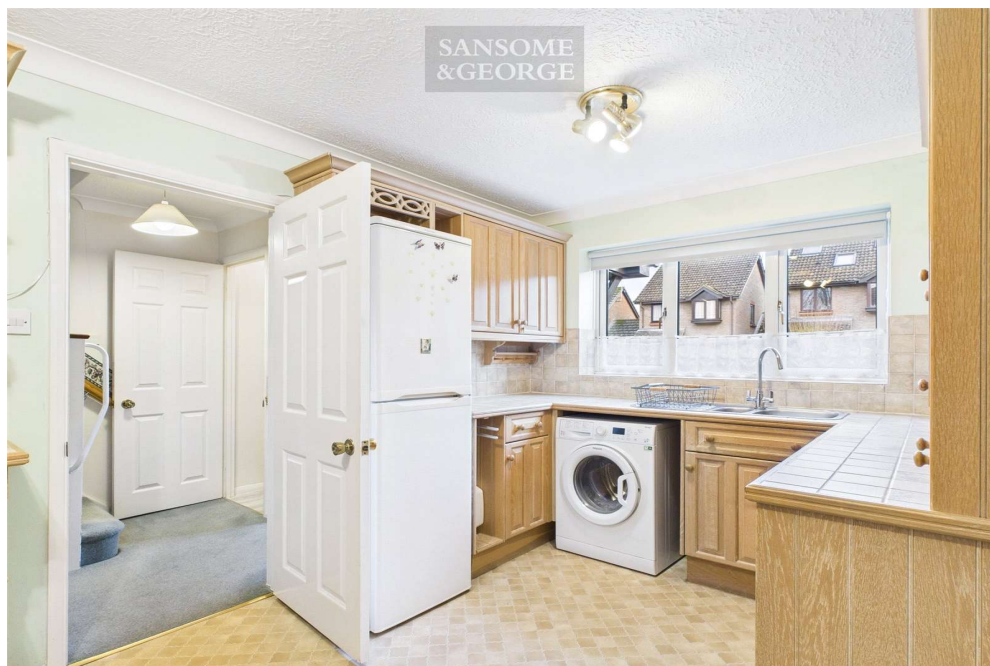
Council - Basingstoke & Deane

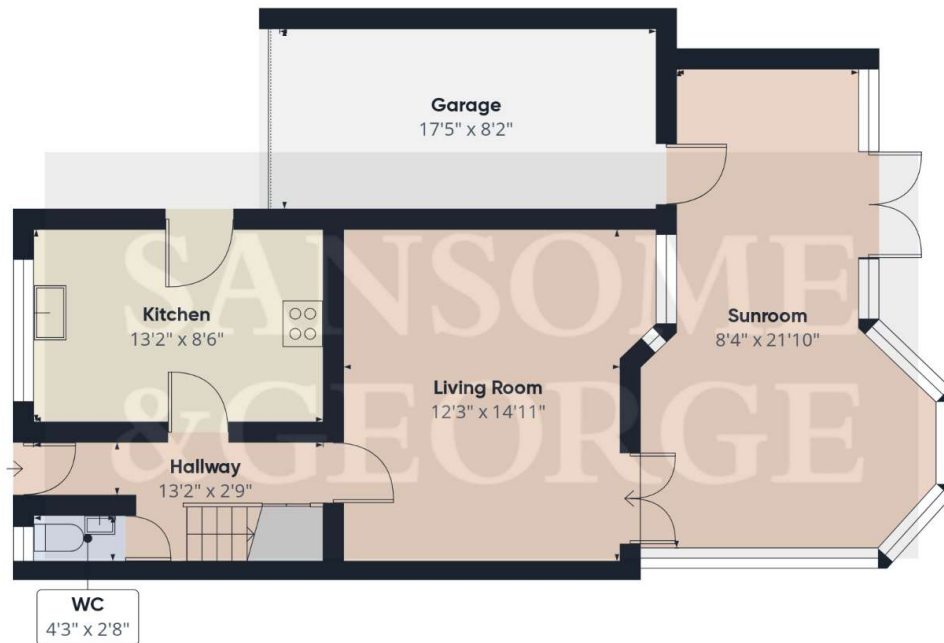
The above information may be subject to change during the transaction period.

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 Link-Detached home
- Hallway, Downstairs W.C
- Kitchen, Living room
- Sunroom
- 3 Bedrooms
- Shower room
- Generous Garden
- Garage and Driveway



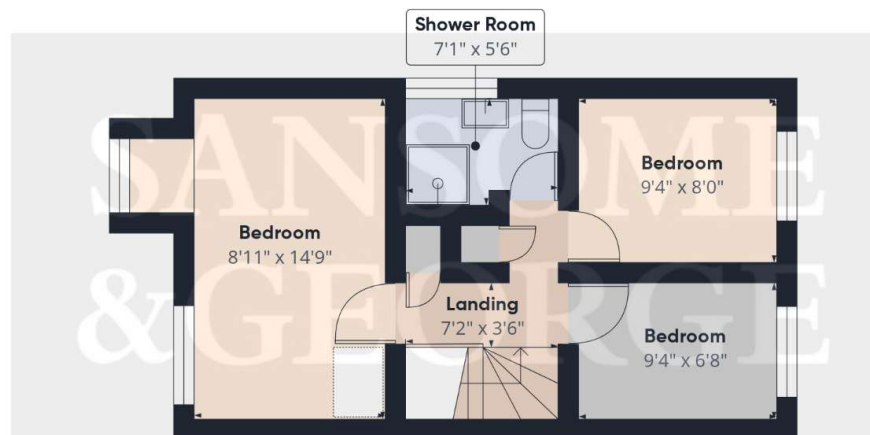




Floor 0

Approximate total area⁽¹⁾

1121 ft²



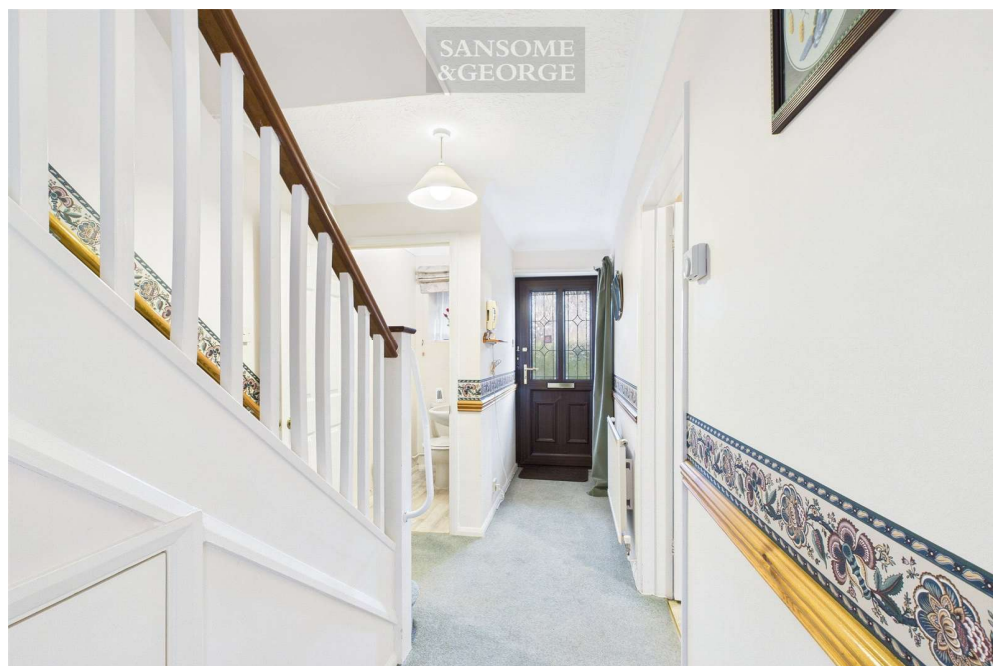
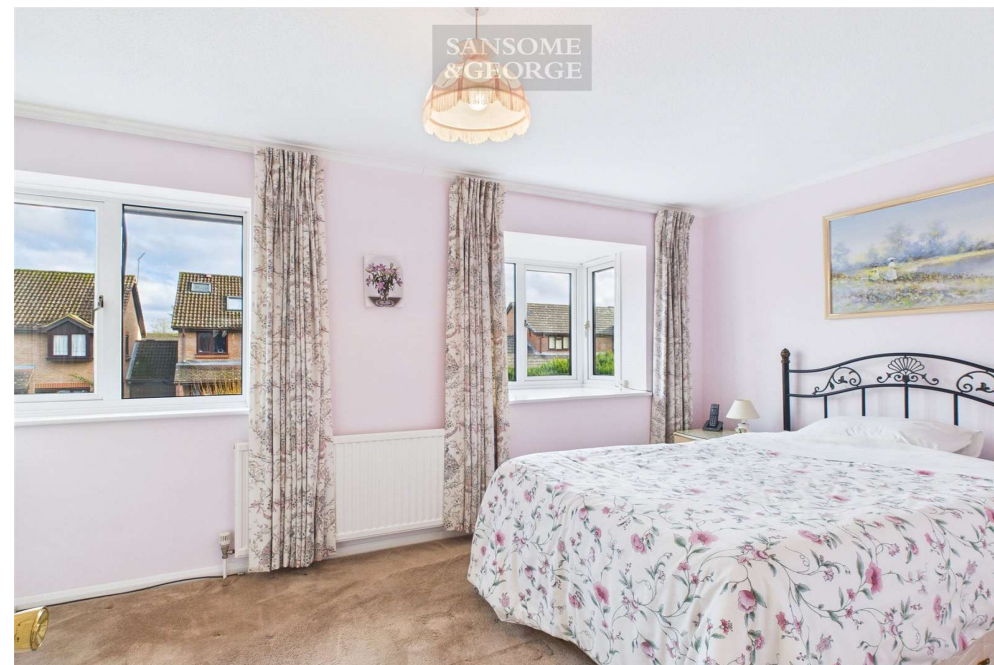
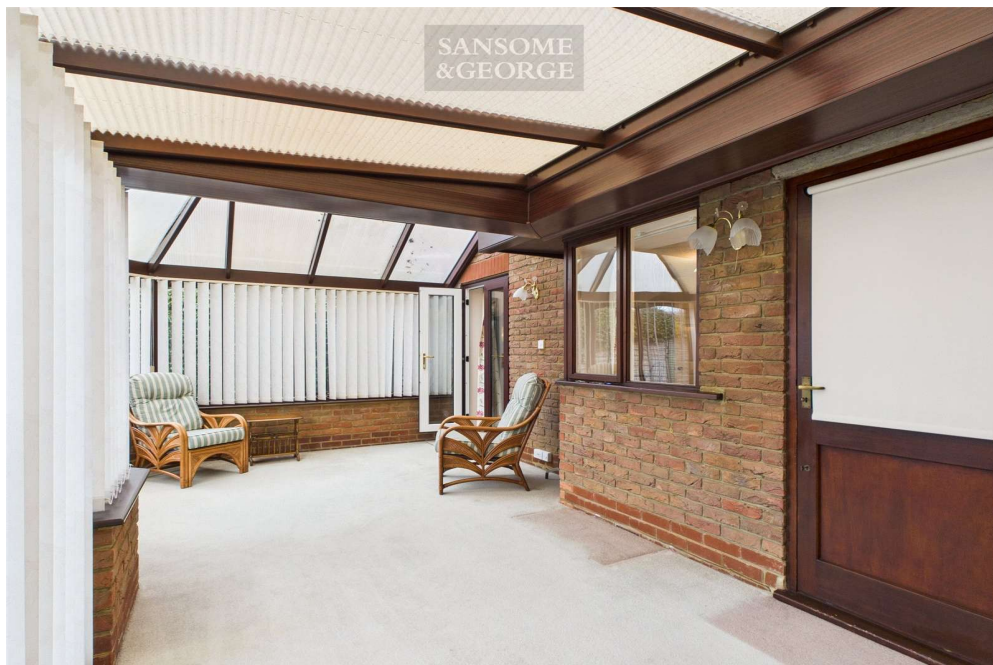
Floor 1

(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		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Sansome and George - Bramley

Station House
Sherfield Road
Bramley
Hants
RG26 5AG

T: 01256 882 979

E: bramley@sansomeandgeorge.co.uk

www.sansomeandgeorge.co.uk

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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.