

**SANSOME  
& GEORGE**

sansomeandgeorge.co.uk



**7 Pelican Road, Pamber Heath, Tadley, Hampshire, RG26 3EN**

**Asking Price £600,000 Freehold**

SANSOME & GEORGE - 360 VIRTUAL TOUR - Nestled in Pamber Heath, this charming detached bungalow offers a perfect blend of character and modern comfort. With a generous 2,011 sq ft of living space, this property boasts three bedrooms and three reception rooms, providing ample space for a growing family or those who love to entertain.

The inviting atmosphere is enhanced by the spacious garden, perfect for relaxing outdoors or hosting summer barbecues. A double garage provides convenient parking and extra storage space.

This property offers a wonderful opportunity to enjoy village life in a peaceful setting, while still being within easy reach of local amenities and transport links. Don't miss the chance to make this delightful property your new home. Contact us today to arrange a viewing and discover all that this property has to offer.

EPC EER - TBC

Local Authority - Basingstoke & Deane

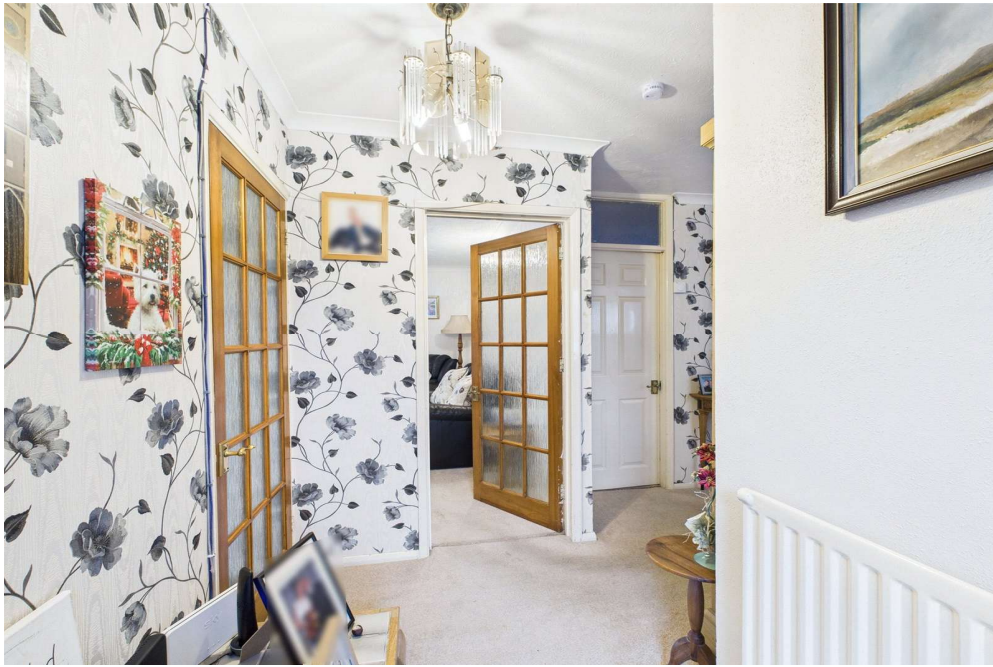
Council Tax Band - E

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 detached Bungalow
- Hallway, Kitchen, dining room
- Utility room, Shower Room
- Living room, Sunroom
- Bathroom, 3 Bedrooms
- Large Garden
- Double Garage







**Floor 0** Building 1



**Floor 0** Building 2



**Floor 0** Building 3

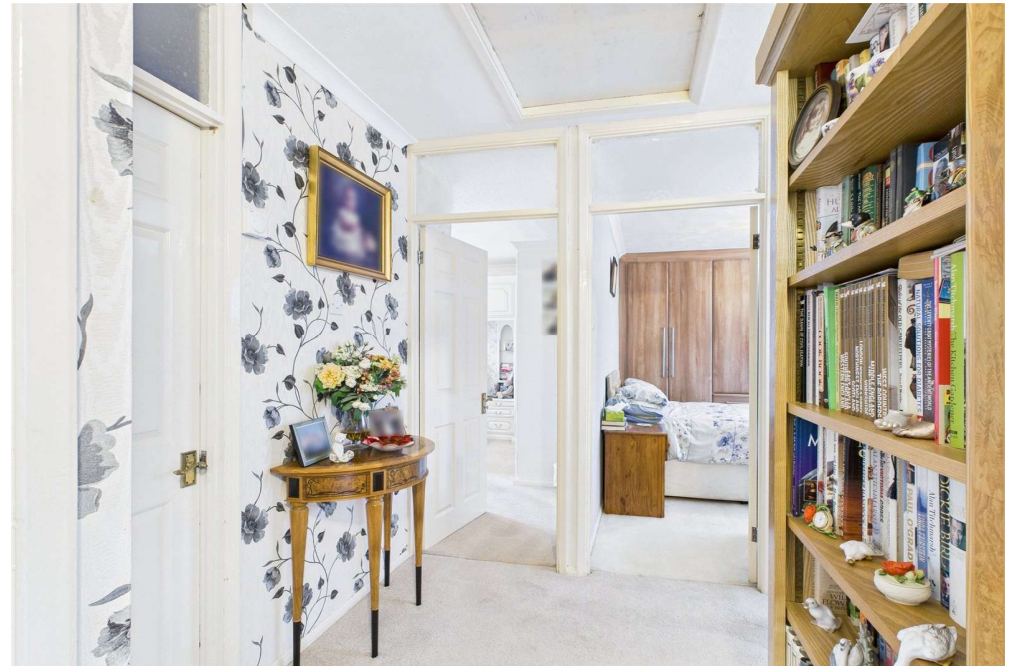
**Approximate total area<sup>(1)</sup>**

2011 ft<sup>2</sup>

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

## Sansome and George - Tadley

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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.