

**SANSOME  
&GEORGE**

sansomeandgeorge.co.uk



15 Crookham Close, Tadley, Hampshire, RG26 3US

Offers in excess of £210,000 Freehold

SANSOME & GEORGE - 360 VIRTUAL TOUR - modern 1 Bedroom terraced house in a sought-after location in Tadley. This property boasts one spacious bedroom, ideal for a young professional or couple. The reception room is bright and inviting, perfect for relaxing or entertaining guests. The property features doors leading out to the garden, perfect for enjoying your morning coffee or hosting summer BBQs. Residents will benefit from allocated parking, ensuring convenience and peace of mind. This property is an ideal starter home or investment opportunity, offering a comfortable and contemporary living space. With its prime location, close to local amenities and excellent transport links, this property is sure to attract a lot of interest. Don't miss out on the chance to make this wonderful property your new home. Contact us today to arrange a viewing.

EPC EER - D

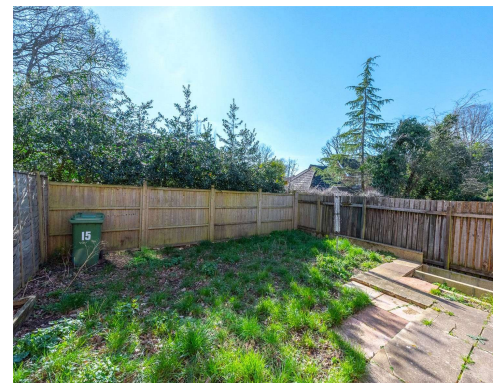
Local Authority - Basingstoke & Deane

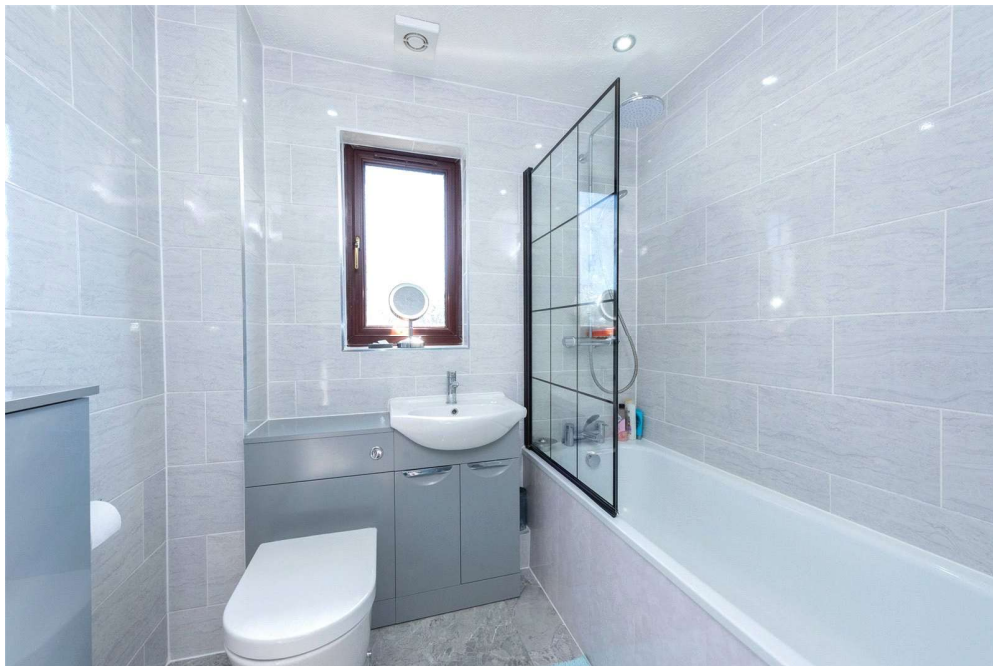
Council Tax Band - B

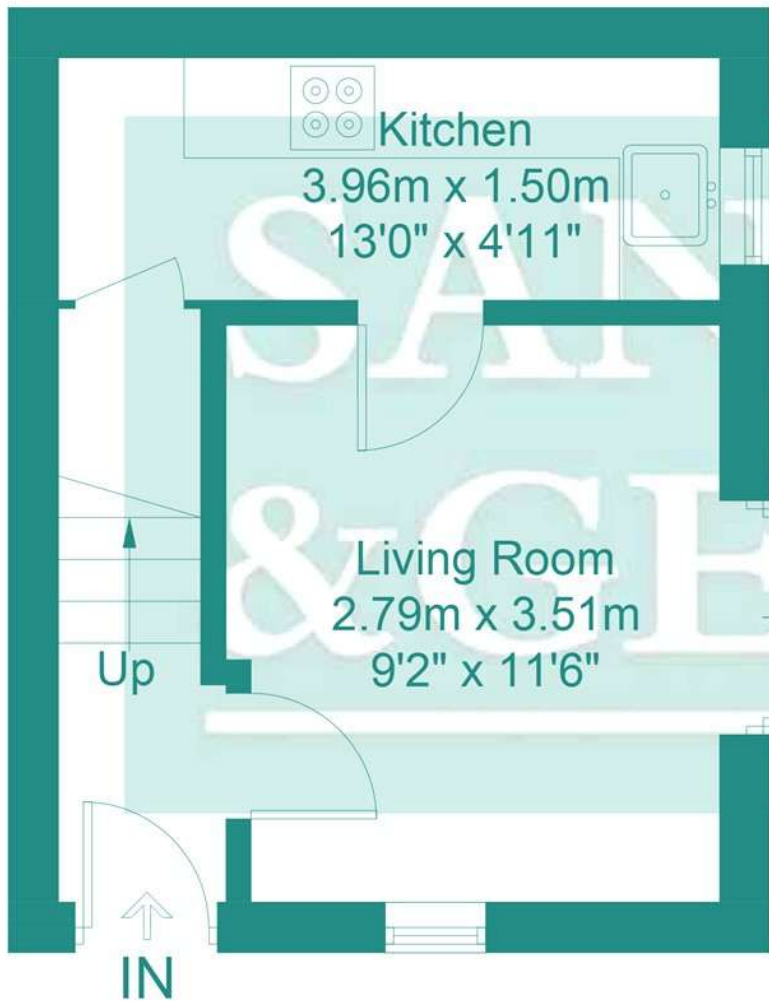
NB - Tenants in situ, requiring relevant notice

Images taken before tenants moved in

- 1 Bedroom House
- Entrance Hall
- Lounge with doors to garden
- Fitted kitchen
- Bedroom
- bathroom
- Garden
- Parking.

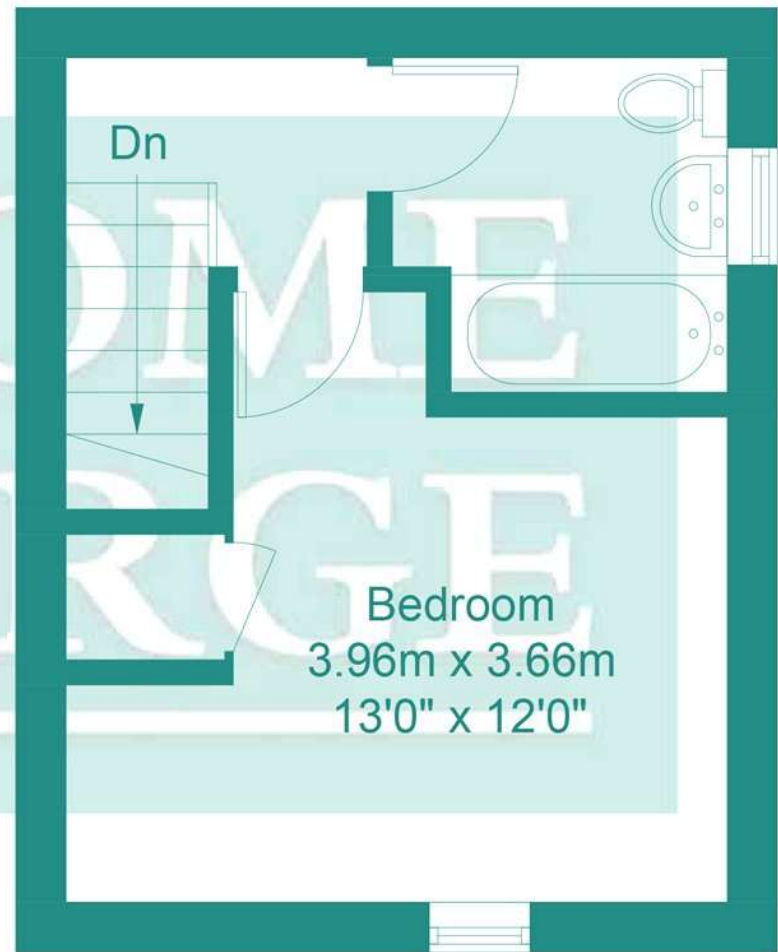






### Ground Floor

Approximate Gross Internal Area  
20.3 sq m / 218 sq ft



### First Floor

Approximate Gross Internal Area  
19.9 sq m / 214 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID953989)





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	74 C	
55-68	D		
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.