

**SANSOME  
& GEORGE**

sansomeandgeorge.co.uk



126 Kirby Drive, Bramley, Tadley, Hampshire, RG26 5FN

Asking Price £425,000 Freehold

Sansome & George - Modern terraced house offers a perfect blend of comfort and style. Boasting 4 bedrooms, 2 reception rooms, and 3 bathrooms, this property spans 1,424 sq ft (132.3 sq m) providing ample space for a growing family. The inviting ambiance and spacious layout make this home ideal for both relaxation and entertaining guests.

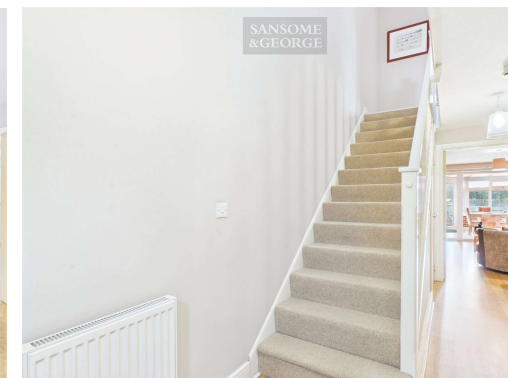
Outside, the property features a south-facing garden, perfect for enjoying the outdoors, as well as off-street parking and a garage for added convenience. Whether you're looking for a peaceful retreat or a vibrant community to be a part of, this property offers the best of both worlds. Don't miss the opportunity to make this stunning house your new home. Contact us today to arrange a viewing.

EPC EER - C

Local Authority - Basingstoke & Deane

Council Tax Band - D

- 4 Bedroom 3 storey home
- Hallway & WC
- Fitted Kitchen
- Living Room
- Sunroom
- 2 Bedrooms with En-Suites
- 2 Further Bedrooms
- Bathroom
- Garden
- Garage and off-street parking space







**Floor 0** Building 1



**Floor 1** Building 1



**Floor 2** Building 1



**Floor 0** Building 2

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

1424 sq.ft.  
132.3 sq.m.

**Reduced headroom**

2 ft<sup>2</sup>

(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.

**GIRAFFE360**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Sansome and George - Bramley

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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.

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