

**SANSOME  
&GEORGE**

[sansomeandgeorge.co.uk](https://sansomeandgeorge.co.uk)



**7 The Pellows, Kingsclere, Newbury, Hampshire, RG20 5AB**

**Asking Price £335,000    Freehold**



**SANSOME & GEORGE – 360° VIRTUAL TOUR AVAILABLE-** Nestled in a picturesque village of Kingsclere, this charming terraced house offers a modern and inviting living space. Boasting 2 bedrooms with 2 En-suites, this property is perfect for small families or couples looking for a cosy home. The spacious 648 sq ft layout provides ample room for relaxation and entertaining. The property features a garden, ideal for enjoying outdoor activities or simply soaking up the sun. Off-street parking adds convenience for residents with vehicles. With a blend of contemporary style and traditional charm, this property is a wonderful opportunity to own a cosy home in a tranquil setting. Don't miss out on the chance to make this delightful house your own. Contact us today to schedule a viewing and experience the warmth and comfort this property has to offer.

EPC - C

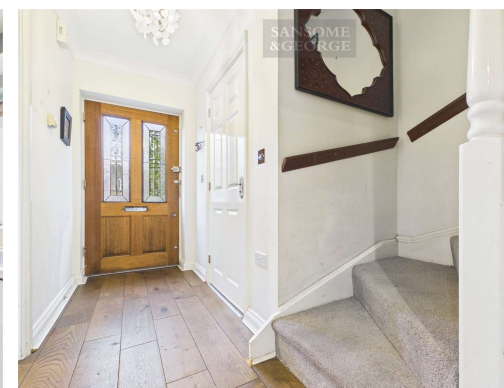
Local Authority - Basingstoke & Deane

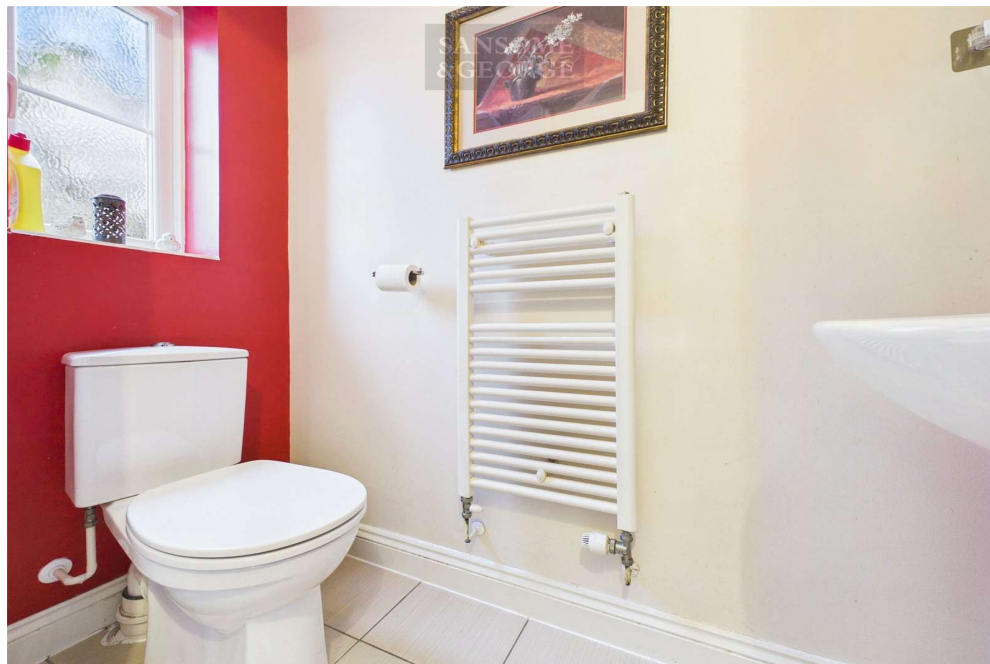
Council Tax Band - C

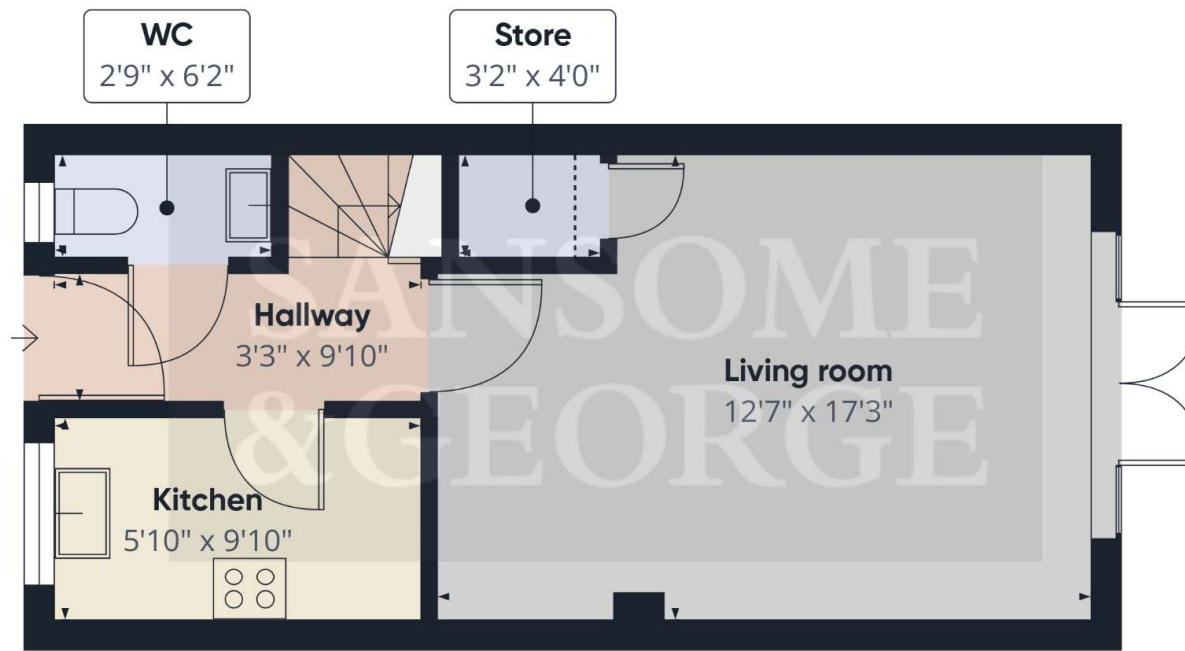
NB Annual Estate Charge Approx £632.36 pa - Maintenance of road,lights ,General Maintenance, grass cutting

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.

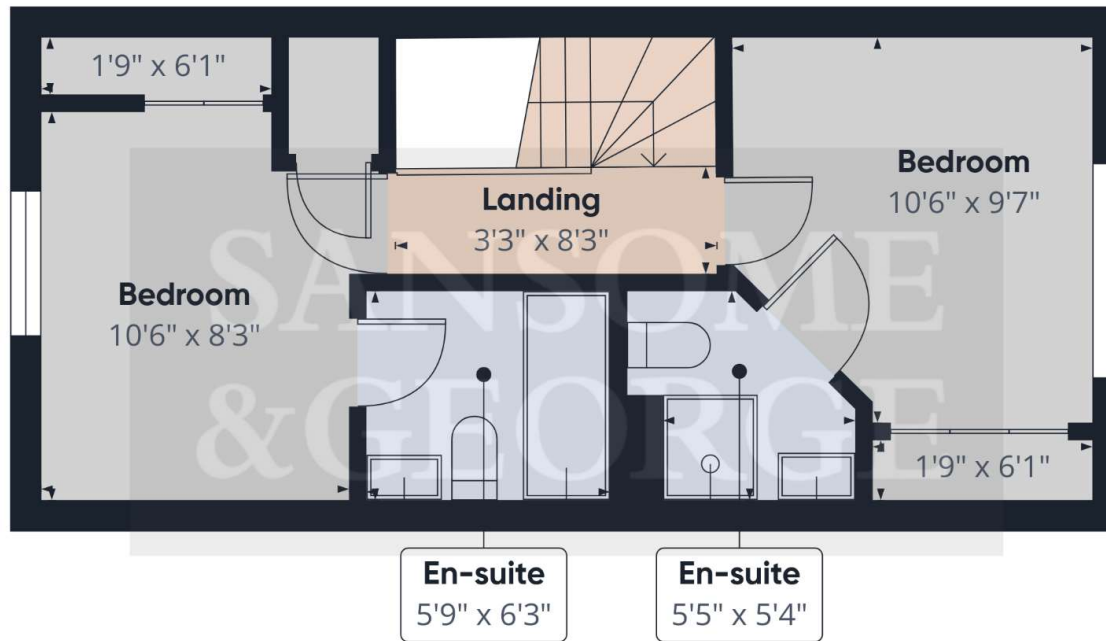
- 2 Bedroom home
- Hallway, downstairs W.C
- Living room
- Kitchen
- Bedroom 1 with En-suite
- Bedroom 2 with En-suite
- Garden
- Allocated Parking







Floor 0



Floor 1

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

648 ft<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

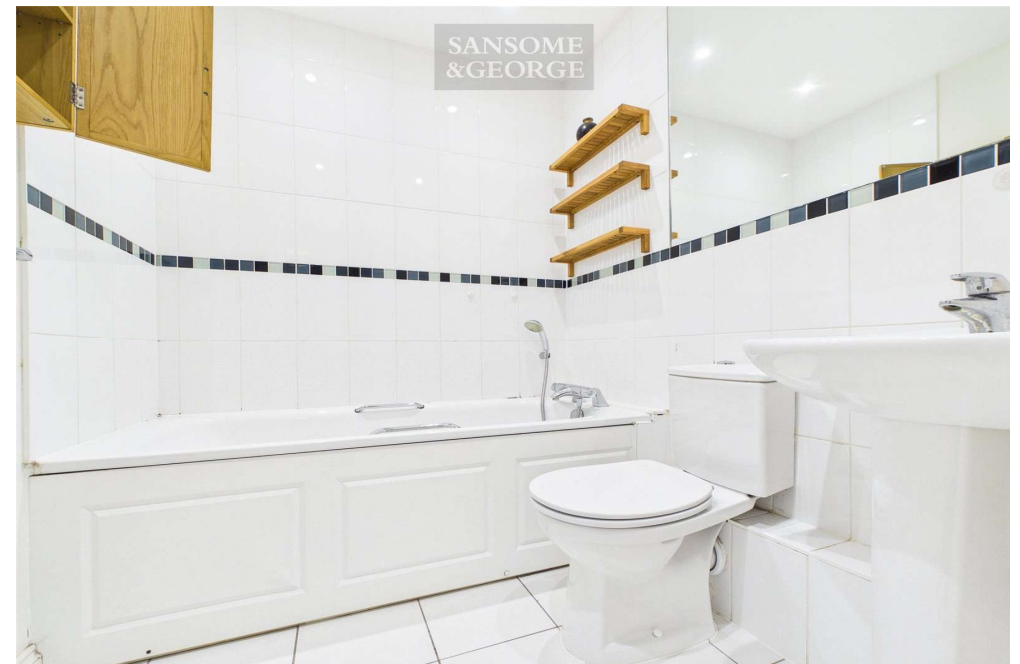
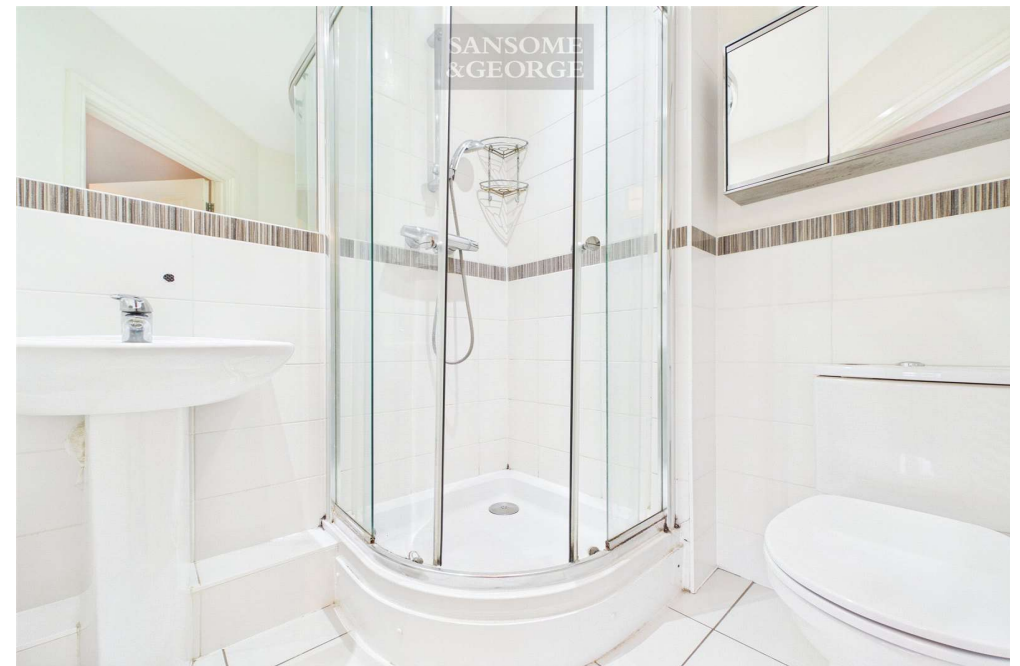
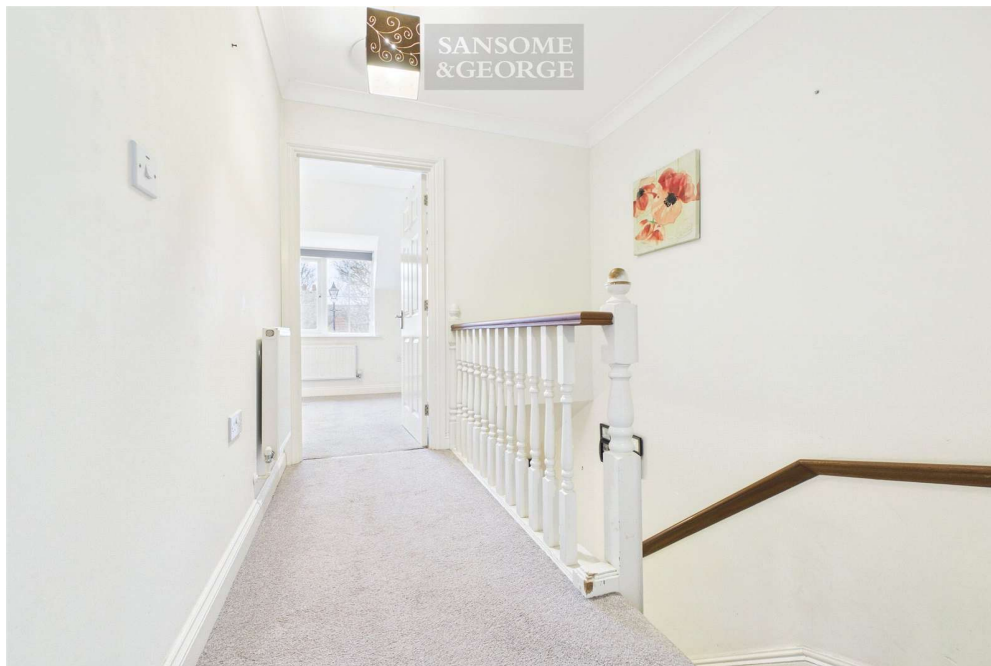
..... Below 5 ft

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+	<b>A</b>		92 A
81-91	<b>B</b>		
69-80	<b>C</b>	77 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Sansome and George - Kingsclere

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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.