

**SANSOME
&GEORGE**

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&GEORGE



2 Bronze Close, Beggarwood, Basingstoke, Hampshire, RG22

Asking Price £425,000 Freehold

Sansome & George - Charming 3-storey residence encompasses an impressive total area of 1403 square feet, offering ample spacious living. It is nestled in an ideal location, perfect for a comfortable lifestyle. The ground floor accommodates a generous kitchen / Breakfast room, WC and garage. Ascend to the first floor to immerse in an inviting living room with office area, Bedroom and Bathroom. The second floor further enriches the property's allure with Bedroom 1 and En-suite and 2 further bedrooms. . This comprehensive property offers a unique fusion of convenience and luxury, making it a perfect choice for your next home.

EPC - D

Local Authority - Basingstoke & Deane

Council Tax Band - F

- 4 Bedroom town house
- Popular location
- Hallway, W.C
- Kitchen / Breakfast room
- Living room with office area
- Bedroom 1 with En-suite
- 3 Further bedrooms
- Bathroom
- Garden
- Garage and Driveway







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
1402 ft²

(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.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 78 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Sansome and George - Basingstoke

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Sansome & George is a trading name of Sansome & George Hampshire Ltd.
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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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