

**sansome
& george**

SANSOME
& GEORGE



1 Upper Barn, Minchens Court Minchens Lane

Bramley

£325,000

1 Upper Barn

Minchens Court Minchens Lane, Bramley

Nestled in the heart of Bramley Village, this well-presented two-bedroom home with an excellent opportunity for first-time buyers, investors, or those seeking a convenient base in a popular location. The property is thoughtfully arranged to provide comfortable and practical living accommodation, with a spacious living room, perfect for relaxing or entertaining guests. The living area seamlessly connects to a modern fitted kitchen, which features a range of contemporary units and integrated appliances (subject to specification), making meal preparation both enjoyable and efficient. A well-appointed downstairs bathroom provides a clean and functional space, complete with quality fixtures and fittings. Upstairs, two generously sized bedrooms offer ample space for rest and storage, each benefitting from natural light and neutral décor, creating a calm and inviting atmosphere. The apartment is decorated in a tasteful style, allowing buyers to easily add their own personal touches. Located within easy reach of local amenities and transport links, this property combines village charm with every-day convenience. Residents will enjoy the vibrant community feel of Bramley Village, with its selection of shops, cafes, and services all within walking distance. With its blend of modern living spaces and a sought-after location, this two-bedroom apartment in Bramley Village represents a fantastic opportunity to acquire a well-maintained home in a thriving area. Early viewing is highly recommended to fully appreciate the quality and value on offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



SANSOME
&GEORGE



SANSOME
&GEORGE



SANSOME
&GEORGE



SANSOME
&GEORGE



SANSOME
& GEORGE

1 Upper Barn

Minchens Court Minchens Lane, Bramley

- 2 Bedroom home
- Popular location in Bramley Village
- Living room / fitted Kitchen
- Downstairs Bathroom
- 2 Bedrooms



sansome
& george

SANSOME
&GEORGE



SANSOME
&GEORGE



SANSOME
&GEORGE



SANSOME
&GEORGE





Floor 0



Floor 1



Approximate total area⁽¹⁾

634 ft²

Reduced headroom

82 ft²

(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.

GIRAFFE 360





Sansome & George Bramley Office

Sansome & George, Sherfield Road – RG26 5AG

01256 882979 • • www.sansomeandgeorge.co.uk/

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