

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



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&GEORGE**

48 Elmhurst, Tadley, Hampshire, RG26 3LF

**Offers in excess of £270,000
Freehold**

SANSOME & GEORGE - Deceptively spacious 3 bedroom terraced house in a popular location in North Hampshire area.

The ground floor comprises of a entrance hall, cloakroom, spacious living room, kitchen, and a dining area. The first floor hosts 3 bedrooms and a family bathroom,

Additional highlights of this property include a garage for convenient parking and ample storage space.

Located in a sought-after area, this property offers access to local amenities, schools, and transport links, making it an ideal family home. Don't miss out on the opportunity to make this charming property your own.

EPC EER - D

Council Tax Band - C

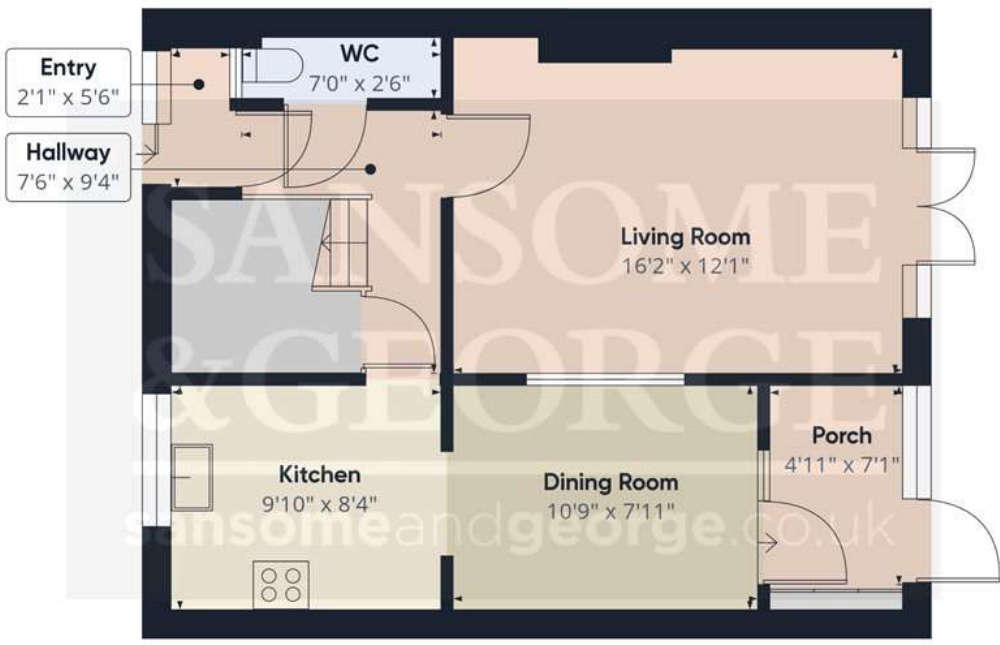
Council - Basingstoke & Deane

The above information may be subject to change during the transaction period.

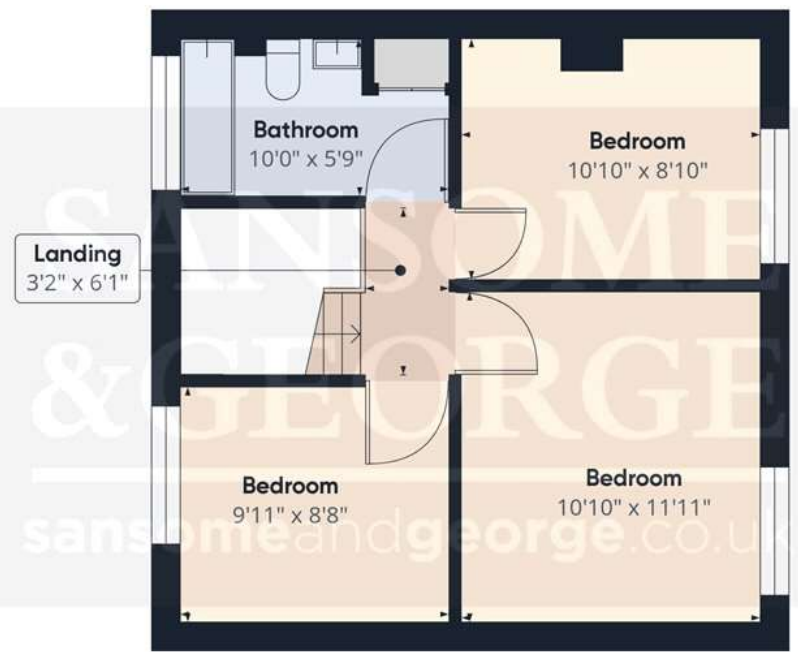
- 3 Bedroom Terraced home
- Entrance Hall
- Cloakroom
- Living room
- Kitchen
- Dining area
- 3 Bedrooms
- Bathroom
- Garage
- Garden







Floor 0



Floor 1

Approximate total area¹⁰
 919.33 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Sansome and George - Tadley

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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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