

**SANSOME
&GEORGE**

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&GEORGE**

1 Hartley Gardens, Tadley, Hampshire, RG26 3UT

**Offers in excess of £250,000
Freehold**

SANSOME & GEORGE - This charming modern terraced house boasts a bright and inviting living space, perfect for a single professional or couple.

The property features one bedroom, two reception rooms, and an enclosed garden, ideal for enjoying outdoor relaxation.

Situated in a sought-after development, this home provides easy access to local amenities and transport links, making it convenient for daily living. Additionally, off-street parking adds to the property's appeal, ensuring hassle-free parking for residents and visitors. With its contemporary design and functional layout, this property offers a comfortable and stylish living environment.

Don't miss the opportunity to make this delightful house your new home. Contact us today to arrange a viewing and experience the charm and convenience of this inviting property.

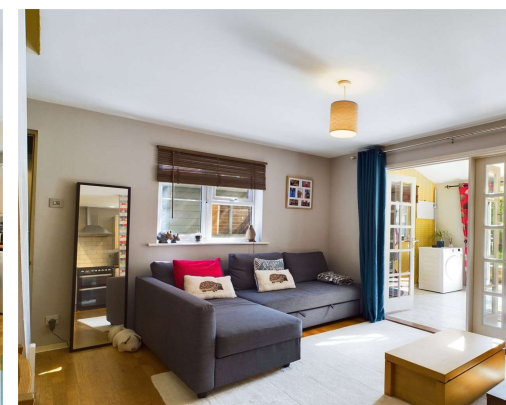
Local Authority - Basingstoke & Deane

Council Tax Band - C

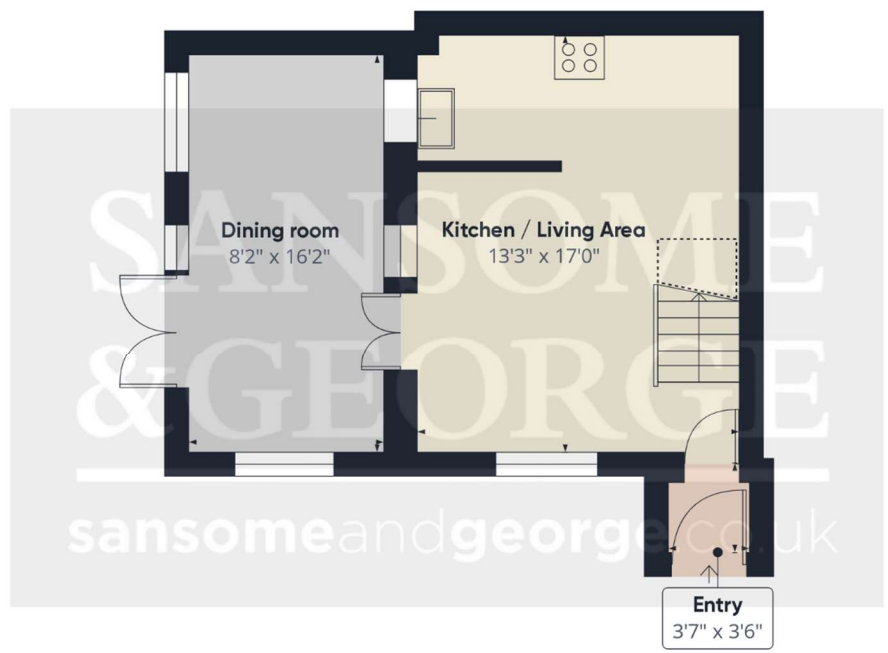
Services available – mains gas, drainage and electric.

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.

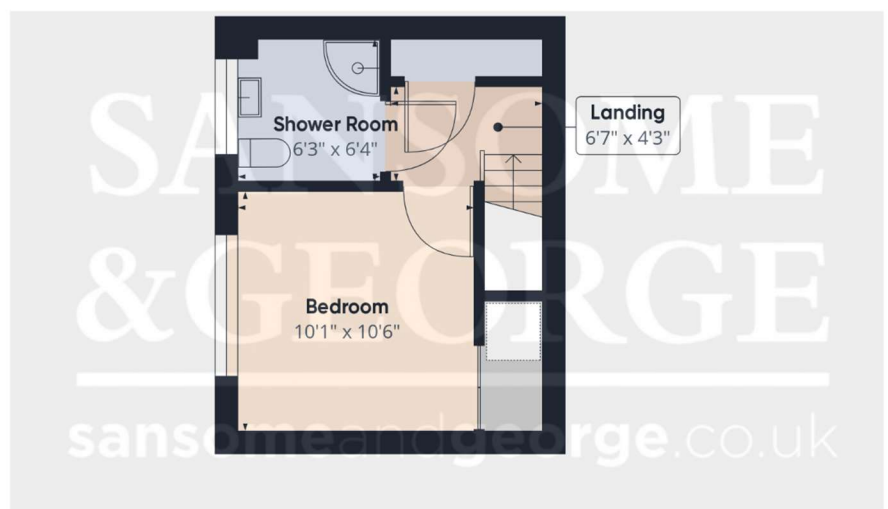
- Extended 1 Bedroom home
- Entrance porch
- Living room / Kitchen
- Dining room
- Living room
- Bedroom,
- Shower room
- Garden
- Off road parking







Floor 0



Floor 1

Approximate total area⁽¹⁾
577.1 ft²


Reduced headroom
18.28 ft²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

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



| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 90 |
| (69-80) C | 75 | |
| (55-68) D | | |
| (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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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 £60 (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.