

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



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&GEORGE**

9 The Pellows, Kingsclere, Newbury, Hampshire, RG20 5AB

Asking Price £349,950

Freehold

SANSOME & GEORGE - ** Virtual tour available ** Located in the picturesque village of Kingsclere, this modern semi-detached home offers a perfect blend of style and comfort. The Kitchen was re-fitted, new boiler, re-decorated, new carpets and flooring was all installed approx 30 months ago.

Boasting 2 bedroom both with their own en-suites, this inviting property is ideal for couples or small families. The interior is charming and stylish, with a spacious layout that is perfect for both relaxing and entertaining. The property has been well-maintained and is presented in excellent condition. Outside, the property features a lovely LANDSCAPED GARDEN, perfect for enjoying the outdoors in the warmer months. Allocated parking is also available, providing convenience for residents and visitors alike.

Don't miss out on this wonderful opportunity to own a beautiful home in a desirable location. Contact us today to arrange a viewing and make this property your own.

EPC - C

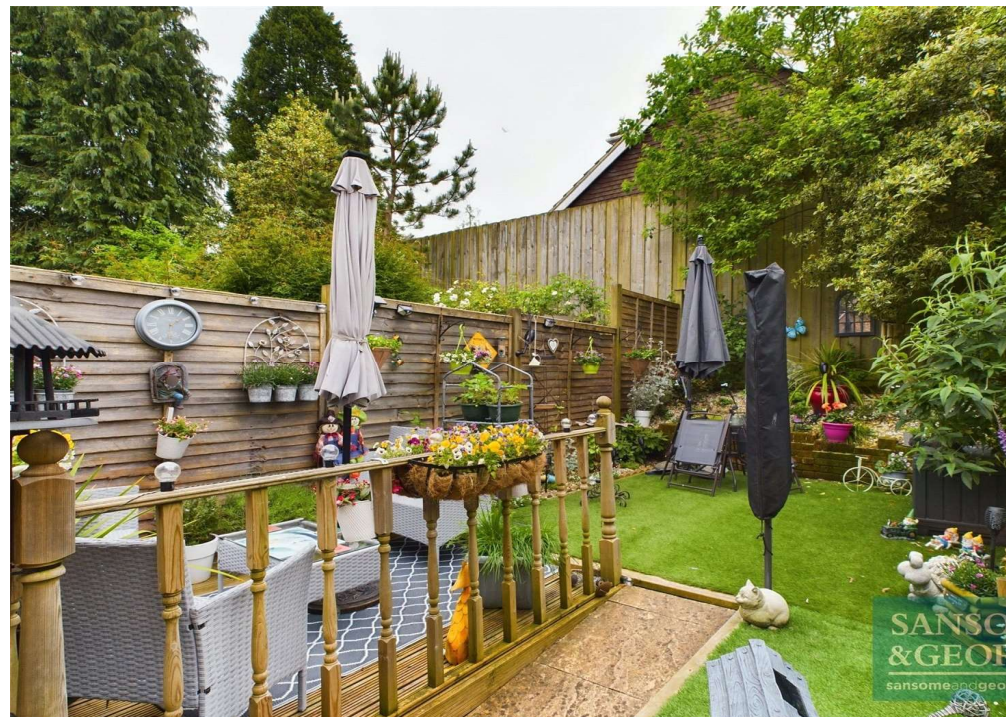
Local Authority - Basingstoke & Deane

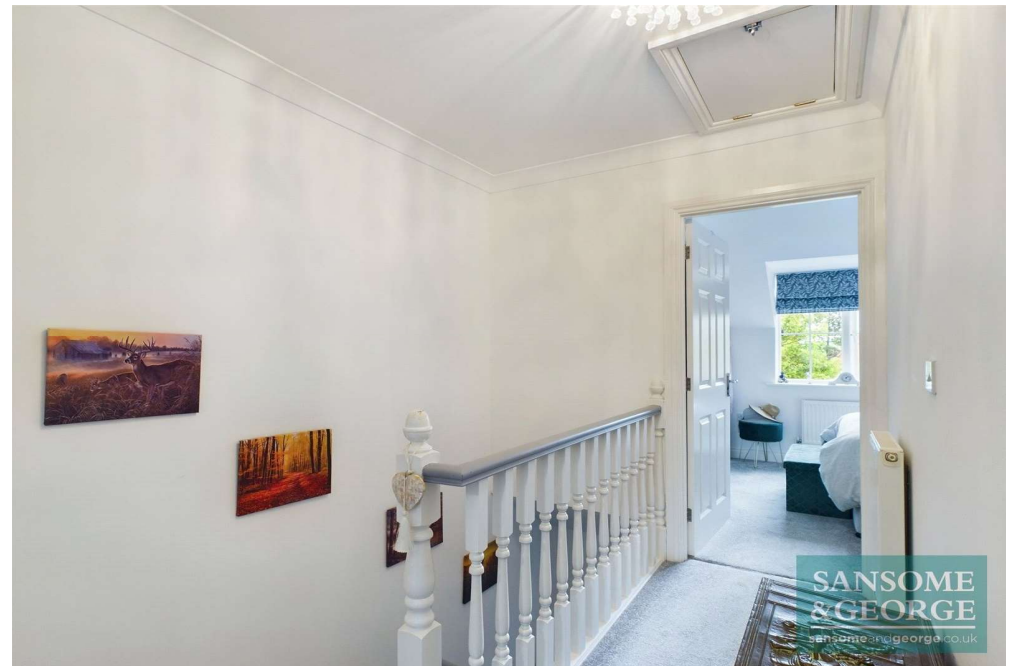
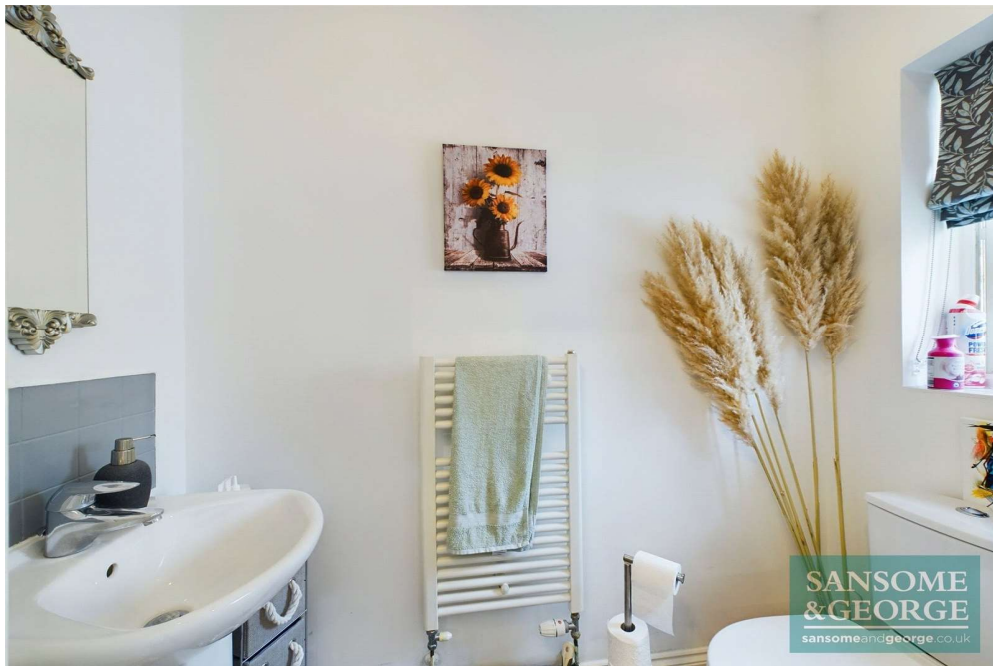
Council Tax Band - C

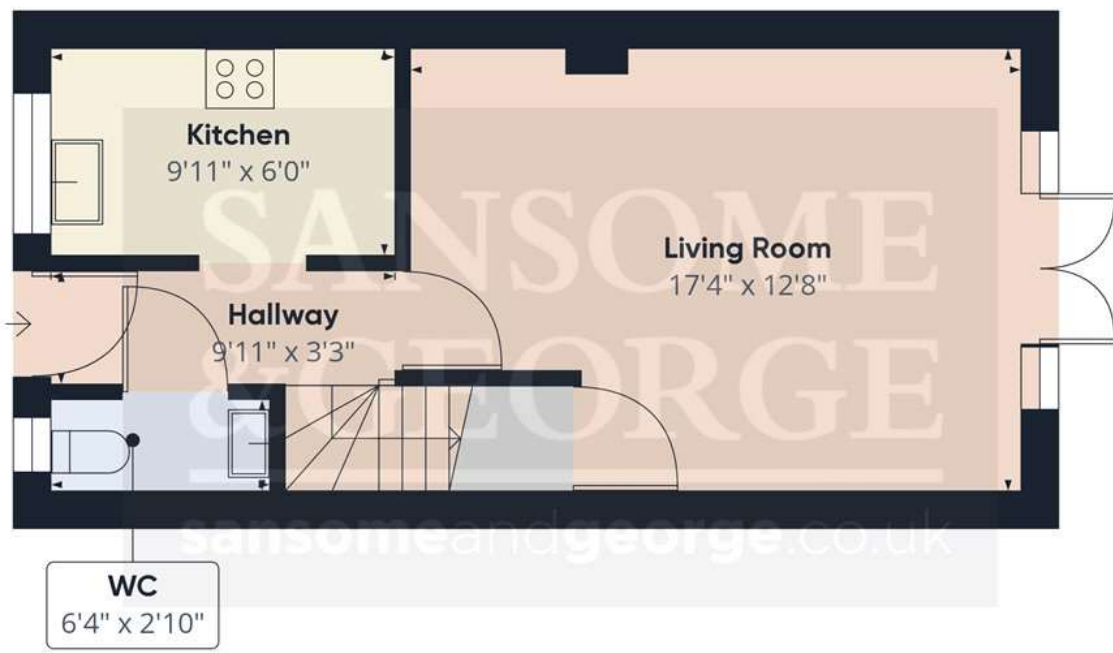
Services available – mains gas, drainage and electric.

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

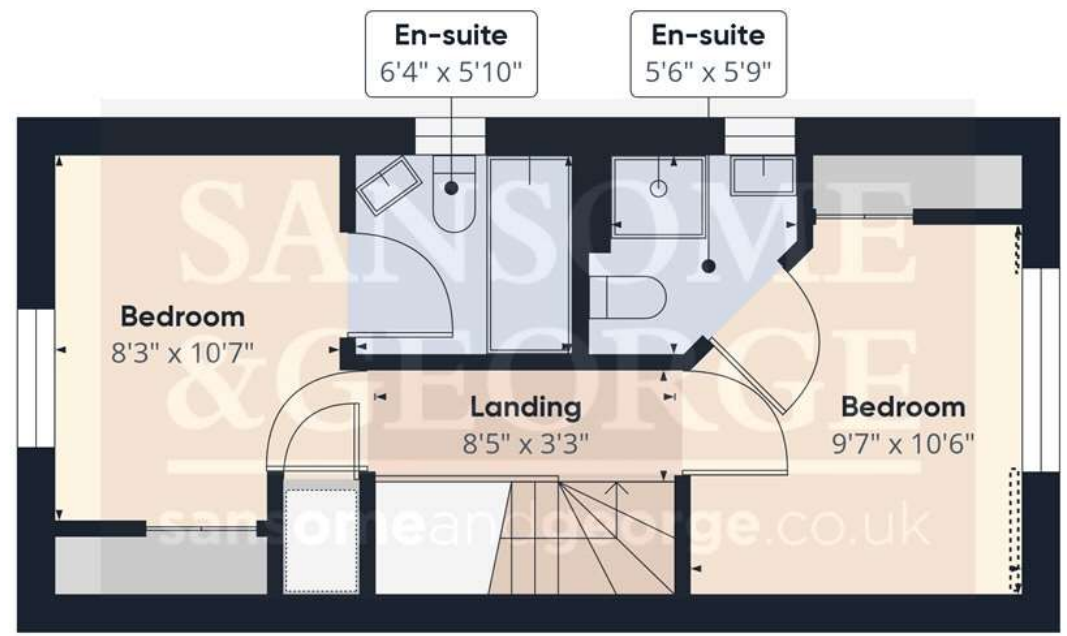
- Charming 2 Bedroom semi-detached home
- Popular location
- Entrance Hall
- Cloakroom
- Fitted Kitchen
- Living room
- 2 Bedrooms both with en-suites
- Garden
- Allocated Parking







Floor 0



Floor 1

Approximate total area⁽¹⁾
 653.92 ft²

Reduced headroom
 1.27 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		91
(81-91)	B		
(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 - Basingstoke

41 - 43 Winchester Street
Basingstoke
Hants
RG21 7EF

T: 01256 807 111

E: basingstoke@sansomeandgeorge.co.uk

www.sansomeandgeorge.co.uk

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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.