

SANSOME
& GEORGE



2 bed semi-detached house to buy in RG26

Franklin Avenue, Tadley, Hampshire, RG26 4EY

£300,000 Starting Bid

 x 2  x 1  x 2

Tenure

Freehold

Garage parking

Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ Older style Ex-Mod home
- ✓ Hallway
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £320,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Nestled in a sought-after non-estate location, this charming Ex-Mod semi-detached house offers a wonderful blend of character and modern convenience. Boasting 2 bedrooms and 2 reception rooms, the property spans an impressive 813 sq ft, providing ample space for comfortable living. Upon entering, you are greeted by a welcoming atmosphere that is both inviting and spacious.

The property features a generous garden, perfect for relaxing or entertaining outdoors. Off-street parking and a garage (in block) offer added convenience for residents. With its desirable location and attractive features, this property presents a fantastic opportunity for those seeking a peaceful yet well-connected lifestyle. Don't miss the chance to make this delightful house your new home.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £300,000

Property Type: Semi-detached house

Parking: Garage, Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

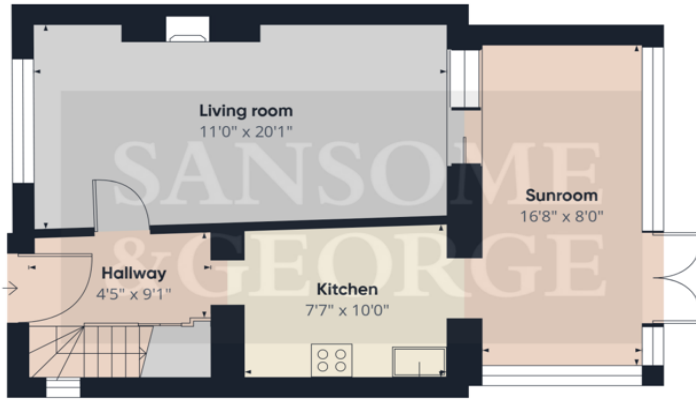
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Floor 0



Floor 1

Approximate total area¹⁾
813 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.

GIRAFFE360

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 77 |
| (55-68) D | 67 | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Franklin Avenue, Tadley, Hampshire, RG26 4EY

Contact your local branch today for more information on this property:

HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,
<https://www.simply-residential.co.uk/>

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