

Burlington Way, Bramley, Tadley, Hampshire. RG26 5GG.



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RG26 5GG.

£400,000 Freehold

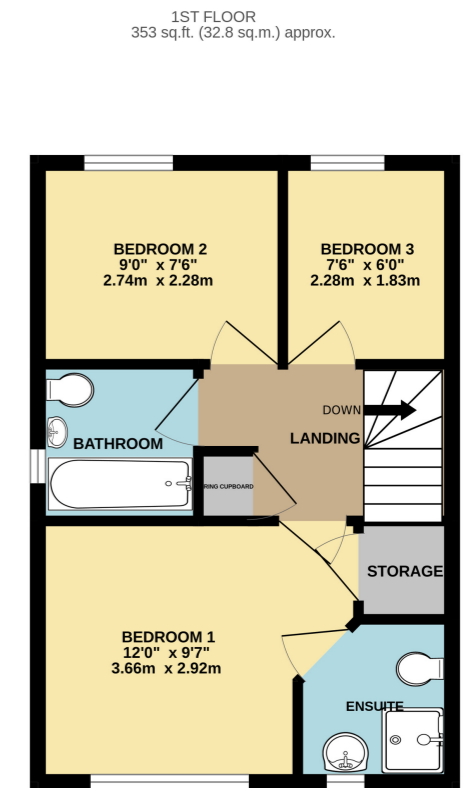
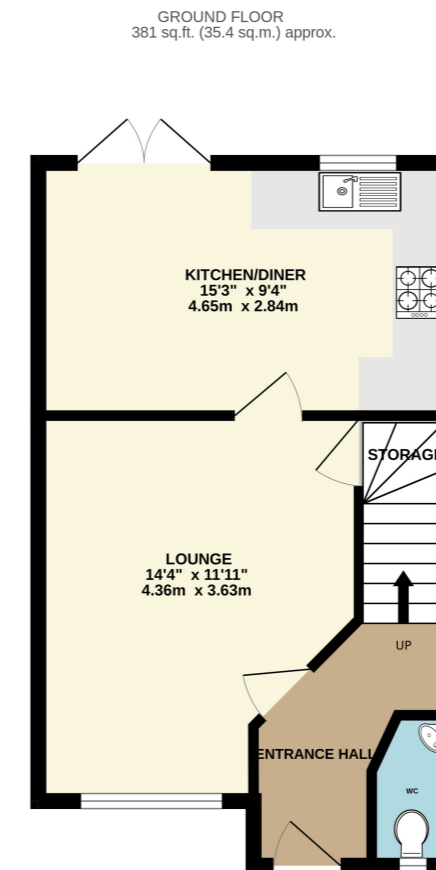
Arins Property Services - Offered to the market is this three bedroom Semi-Detached home in the popular village of Bramley, Hampshire. The property benefits with good links to the A33, M3 and M4 and train station within walking distance that has regular trains to Basingstoke and Reading. The Ground Floor offers entrance hall, WC, lounge with understairs storage, modern kitchen / diner. To the First Floor the property benefits from landing with airing cupboard, three bedrooms, en-suite to master bedroom, and family bathroom. Front and Rear Gardens and driveway parking for 2 to 3 cars. Built in 2017 the property is presented in very good order throughout.

- Three Bedrooms
- Two Bathrooms
- Lounge
- Kitchen / Diner
- Rear Enclosed Garden
- Driveway Parking
- Downstairs WC
- Bramley Village Location
- Family Bathroom

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

Ground Floor

Entrance Hall

Access to Downstairs WC and Lounge. Stairs to First Floor

Lounge

14'4" x 11'11" (4.36m x 3.63m) Accessed from Entrance Hall. Understairs Storage Cupboard. Access to Kitchen / Diner. Front aspect double glazed window.

Kitchen / Diner

15'3" x 9'4" (4.65m x 2.84m) Accessed from Lounge. Rear aspect double glazed French Doors to Rear Garden. Rear aspect double glazed window. Range of matching base and wall units with work surface over. Fitted sink and drainer. Fitted electric oven. Gas hob.

Downstairs WC

Front aspect double glazed window. Low level WC and wash basin.

First Floor

Landing

Access to all Three Bedrooms. Airing Cupboard.

Bedroom One

12'0" x 9'7" (3.66m x 2.92m) Access to En-suite. Front aspect double glazed window. Storage cupboard.

En-suite Shower Room

Front aspect double glazed window. Modern suite comprising of Shower cubicle, low level WC, and wash hand basin.

Bedroom Two

9'0" x 7'6" (2.74m x 2.28m) Rear aspect double glazed window.

Bedroom Three

7'6" x 6'0" (2.28m x 1.83m) Front aspect double glazed window.

Bathroom

Side aspect double glazed window. Modern bathroom suite comprising of bath with shower over, low level WC, and wash hand basin.

Outside

Driveway

Driveway to side of the property for 2 / 3 cars. Access to Rear Garden.

Rear Garden

Patio area with remainder laid to lawn with shrub borders. Enclosed with fence panels. Gate to Driveway.

Council Tax Band

D

