

**SANSOME
& GEORGE**



Auction

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

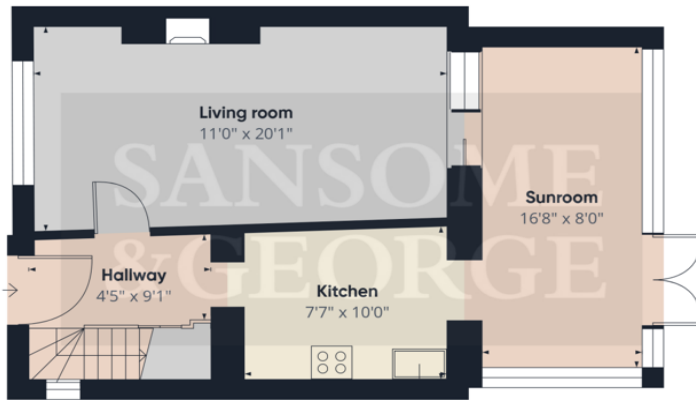
Water meter: Yes

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:

1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>

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