



4  3  2 

Mount Pleasant, Tadley

Offers In Region Of £575,000

**BELVOIR!**



## Key Features

- > Four bedroom detached
  - > EPC rating: TBC
  - > Council Tax Band: E
  - > Freehold
- > Three reception rooms
  - > Large driveway
  - > Tenure: Freehold
  - > EPC rating C



Belvoir Estate Agents - Offered to the market for sale is this wonderfully presented, four bedroom detached family home just a short distance from the centre of Tadley.

Entrance to the property is via hallway, which gives access the downstairs toilet and the lounge. The lounge is light and airy due being front aspect and allowing lots of natural light through the UPVC double glazed windows. There are double doors which lead through to a separate dining room which can comfortably offer space for a table with 6 seats. The downstairs living space has been increased with the addition of the UPVC double glazed conservatory leading out to the rear garden.

The kitchen has been excellently fitted with a range of eye and base level units, including build in appliances such as



double AEG electric ovens at eye level, four ring induction hob with extractor fan above, fitted dishwasher and access into a separate utility room. Offering more storage space, the utility room has a further stainless steel sink, housed gas central heating boiler, and space for both fridge / freezer, washing machine and tumble dryer.

Upstairs, there are great sized bedrooms with fitted storage wardrobes being fitted to the larger three rooms. The main bedroom in particular boasts a three piece shower room en-suite. The family bathroom has been well fitted and now offers a three piece suite, with toilet, sink and fitted bathtub with shower attachment above.

Outside, the rear garden has been well maintained, and offers a large area of lawn, shrub borders and a smart patio area which would be perfect for soaking up sun and entertaining. To the front, there is a large driveway which would comfortably hold up to 4 vehicles and access into a single garage alongside.



We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors or Phillips. We may receive a fee of £250.00 if you use their services.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

***Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identify verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.***







Floor 0



Floor 1

# BELVOIR!

Property is personal

**Approximate total area<sup>®</sup>**

1302.22 ft<sup>2</sup>

**Reduced headroom**

13.89 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Contact us today to arrange a viewing...

[www.belvoir.co.uk](http://www.belvoir.co.uk)

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01189 820 333