



3  1  2 

Penney Way, Tadley

£375,000

**BELVOIR!**



## Key Features

- > Three bedroom semi detached
  - > Tenure: Freehold
  - > Council Tax: D
  - > Overlooking fields
- > Direct access into a single garage
  - > Master bedroom ensuite
  - > Immaculately presented



Belvoir Estate Agents - Offered to the market just a short distance from the centre of Tadley is this newly presented and immaculately presented, three bedroom town house overlooking recreational fields to the front.

Entrance to the property is via a hallway which gives access to a fitted kitchen, downstairs cloakroom, living / dining room and stairs leading up to the first floor.

The front aspect kitchen is very well fitted and offers an electric oven, four ring gas hob with chimney extractor fan above with splash back, space for a fridge / freezer and washing machine. From the hallway there is access into a large living / dining room which is very light and airy due to three UPVC double glazed windows and comfortable space for a four seater dining table.



Upstairs to the first level, there are two bedrooms and a family bathroom. Both bedrooms are great sized doubles which allow lots of natural light through due to large UPVC double glazed windows and space for free standing wardrobes. The family bathroom is very well presented with a three piece suite with a shower attachment above the fitted bath.

To the second floor is where the main master suite can be found and is comprised of double storage cupboards, a walk in wardrobe and a three piece shower room en-suite with skylight.

Outside, the rear garden has been carefully redesigned and landscaped offering an area of lawn, a smart slate patio with stepping stones leading to rear access of the property and direct access into a single garage fitted with a premium roller garage door and mains power. In front of the garage is available parking for one car To the front, there is a recreational field with play park.



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.***



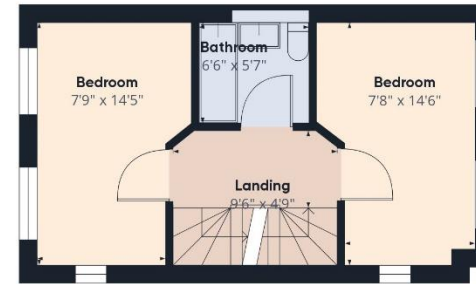


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Property is personal



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1185.32 ft<sup>2</sup>  
Reduced headroom  
12.27 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.

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01189 820 333