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Warblington Close, Tadley

BELVOIR!

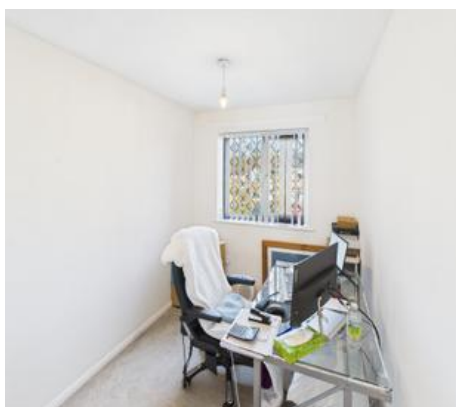
Guide price £300,000



Key Features

- > 2 bedroom terraced house
 - > EPC rating: D
 - > Conservatory
- > Council tax band: C
 - > Fully fitted kitchen
- > Parking for two vehicles
 - > Tenure: Freehold

Belvoir Estate Agents are very proud to bring this well presented two bedroom mid terrace home to the local sales market. The ground floor comprises of an entrance area coupled with a very well presented kitchen, with integrated oven and electric hob, fitted extractor hood, and built in fridge / freezer. The kitchen also benefits from under floor heating. The hallway offers a large storage cupboard, ideal for coats and shoes, or as a laundry area as there is plumbing for a washing machine. From the entrance area there is access to a generously proportioned lounge, which has an adjoining conservatory to the rear, providing access to a private enclosed rear garden.



The garden is mainly laid to lawn, with a decked area upon entrance, complete with wood panel fencing and a rear gate, offering external access. The first floor offers two bedrooms, both in very good order, with the master bedroom containing built in storage. The bathroom is also in good condition and offers a modern suite, and also houses the airing cupboard. The property comes complete with two allocated parking spaces, along with a garage in a nearby block. There is also external access to the rear garden via a small pathway.

Situated within a quiet cul-de-sac within central Tadley, providing easy access to the local amenities and public transport links with short commuting distances to Reading, Basingstoke and Newbury.

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.

We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee 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 Juno. We may receive a fee of £250.00 if you use their services.

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Property is personal

Approximate total area[®]

620.86 ft²

Balconies and terraces

128.63 ft²

Reduced headroom

14.75 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 0



Floor 1



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Contact us today to arrange a viewing...

www.belvoir.co.uk

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