



## St Mary's Court, Bramley



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### Guide price £325,000

- Two bedroom freehold house
- Large garden
- Single garage
- Off road parking
- No onward chain
- Courtyard to the front
- Freehold
- EPC rating TBC





A rarely available two-bedroom end-terrace home situated within a quiet and sought-after cul-de-sac in the heart of Bramley. This property offers excellent space, natural light throughout, and the added benefit of no onward chain, making it an ideal first home or investment opportunity.

To the front, a private courtyard enhances the sense of seclusion before entering into a welcoming hallway that leads to a ground floor WC, a fully fitted kitchen, and a spacious living room. From the living room, double doors open into a bright conservatory, creating an excellent extension of the living space and a perfect spot to relax or entertain.

Upstairs, there are two generous double bedrooms and a family bathroom with a full-sized bath. The bay window on the landing further enhances the feeling of light and space.

Outside, the rear garden is a standout feature — boasting a large terraced decking area ideal for outdoor dining, and a lawned section that's both generous and enclosed. The single garage, accessible directly from the garden via a side door, is fitted with power and features an up-and-over front door.



### Location

Bramley is a well-connected and popular Hampshire village offering a fantastic balance of rural charm and convenience. The village benefits from its own railway station with direct services to Reading and Basingstoke, a well-regarded primary school, local shops, and traditional pubs. Surrounded by beautiful countryside and woodland walks, Bramley provides a peaceful village lifestyle while remaining within easy reach of major commuter links via the A33 and M4.

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

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 Rowberry Morris Solicitors or Juno. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity 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 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Property is personal

Approximate total area<sup>(1)</sup>

915 ft<sup>2</sup>

Balconies and terraces

243 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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