



Sims Close Bramley Tadley RG26 5XJ

for sale
£415,000



Property Description

Welcoming to the market this three bedroom, semi-detached home. Situated in the sought after area of Bramley, the property is located in a quiet corner location with rural views to the rear of the property. The property benefits from a large garage with potential for development, parking for up to three vehicles and a new gas boiler. The gardens feature a new shed, magnificent plum tree and mature shrubs and bushes.

The property is situated one mile from Sheffield-on-Lodden with a shop, post office, a popular cafe and a garden centre. Sheffield-on-Lodden won the award for best village in Hampshire in 2023. The property is also situated one mile from Bramley village with a shop, post office, bakery and train station with links to Basingstoke, Reading and Fast Track to London. Bus stops are situated a quarter mile from the property. Good access to M3 and M4 via A33.

Entrance Hall

Radiator and carpet, doors to:

Cloakroom

Corner wash hand basin, low-level WC, part tiled, window to front aspect, radiator.

Lounge

14' 8" (max) x 12' 6" (max) (4.47m (max) x 3.81m (max))

Double glazed window to front aspect, telephone and Internet ports, two radiators, carpet.

Dining Room

10' 6" (max) x 8' 2" (max) (3.20m (max) x 2.49m (max))

Double glazed doors to rear aspect, under stairs storage cupboard, radiator, carpet.

Kitchen

11' 2" (max) x 7' 4" (max) (3.40m (max) x 2.24m (max))

Roll top work surfaces with cupboards and drawers under and cupboards over, one and half bowl stainless steel sink with drainer and mixer tap, double glazed window to rear aspect, fitted four ring gas hob with hood over, fitted electric double oven, space for washing machine, space for upright fridge/freezer, space for dishwasher, part tiled.

Upstairs

Landing

Double glazed window to side aspect, loft hatch to part boarded loft space, storage cupboard.

Bedroom One

13' 4" (max) x 9' 7" (max) (4.06m (max) x 2.92m (max))

Double glazed window to rear aspect, carpet, radiator.

Bedroom Two

12' 5" (max) x 9' 7" (max) (3.78m (max) x 2.92m (max))

Double glazed window to front aspect, carpet, radiator.

Bedroom Three

9' 7" (max) x 7' 5" (max) (2.92m (max) x 2.26m (max))

Double glazed window to front aspect, radiator, carpet, storage cupboard.

Bathroom

Panel enclosed bath with mixer tap and shower over, pedestal wash hand basin, low-level WC, double glazed frosted window to rear aspect, part tiled walls, radiator.

Outside

Front Garden

Steps to front door, Plum tree, mature plants.

Rear Garden

Part patio, remainder laid to lawn, fully enclosed, wooden shed, side access via gate and paved path, trees, exotic shrubs.

Garage

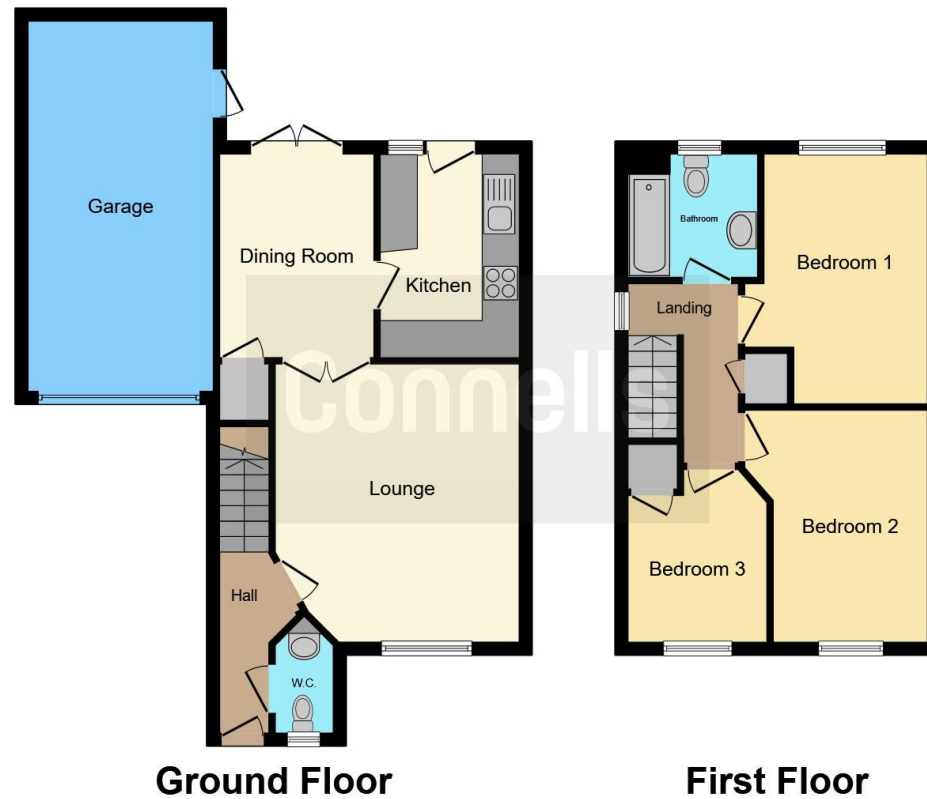
19' 7" (max) x 9' 7" (max) (5.97m (max) x 2.92m (max))

Up and over door, double glazed side door, power and lighting, development potential (subject to planning permissions) for office/additional accommodation.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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