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& george**



11 Dukes Meadow, Bramley

Guide Price £355,000

11 Dukes Meadow

Bramley, Tadley

This well-presented two bedroom semi-detached house offers an excellent opportunity for first-time buyers or those seeking a modern and comfortable home within Bramley Village. The property features a welcoming entrance hall with a convenient downstairs W.C, a stylish modern fitted kitchen and breakfast room, and a spacious living room. Upstairs, the master bedroom benefits from its own en-suite shower room, with second bedroom and family bathroom. The property is finished to a high standard, with neutral décor and quality fixtures. Additional features include off-road driveway parking, double glazing, and gas central heating. The layout is thoughtfully designed to maximise both space and natural light, creating a bright and airy atmosphere. The generous garden is perfect for entertaining or relaxing. Located in a sought-after residential area, the house is ideally situated for local amenities, reputable schools, and excellent transport links. This delightful home combines practicality with style, making it a must-view for anyone looking to move into the area. Early viewing is highly recommended to fully appreciate all that this property has to offer.

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves. The title is currently under review for any potential covenants or restrictions and will be available upon request shortly.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







11 Dukes Meadow

Bramley, Tadley

- Two Bedroom Semi-Detached Well Presented Landscaped Rear Garden Master Bedroom with Ensuite Downstairs W/C Driveway Parking for Two cars Walking Distance to Train Station
- Entrance Hall with downstairs W.C
- Modern Fitted kitchen / Breakfast room
- French doors into garden
- Living room
- En-suite to Bedroom 1
- Bedroom 2
- Family bathroom
- Generous garden
- Off-road parking



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Floor 0

Approximate total area⁽¹⁾
640 ft²

En-suite
2'8" x 6'11"



Floor 1



(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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Disclaimer: Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only