

**sansome
& george**



31 Franklin Avenue, Tadley

Tadley

Guide Price **£325,000**

Enhanced with AI by **STREET**

31 Franklin Avenue

Tadley

Sansome & George – **No Onward Chain** – Nestled in a sought-after non-estate location, this charming Ex-Mod semi-detached house offers a wonderful blend of character and modern convenience. Boasting 2 bedrooms and 2 reception rooms, the property spans an impressive 813 sq ft, providing ample space for comfortable living. Upon entering, you are greeted by a welcoming atmosphere that is both inviting and spacious.

The property features a generous garden, perfect for relaxing or entertaining outdoors. Off-street parking and a garage (in block) offer added convenience for residents. With its desirable location and attractive features, this property presents a fantastic opportunity for those seeking a peaceful yet well-connected lifestyle. Don't miss the chance to make this delightful house your new home. Contact us today to arrange a viewing.

EPC – D

Local Authority – Basingstoke & Deane

Council Tax Band – C

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C



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31 Franklin Avenue

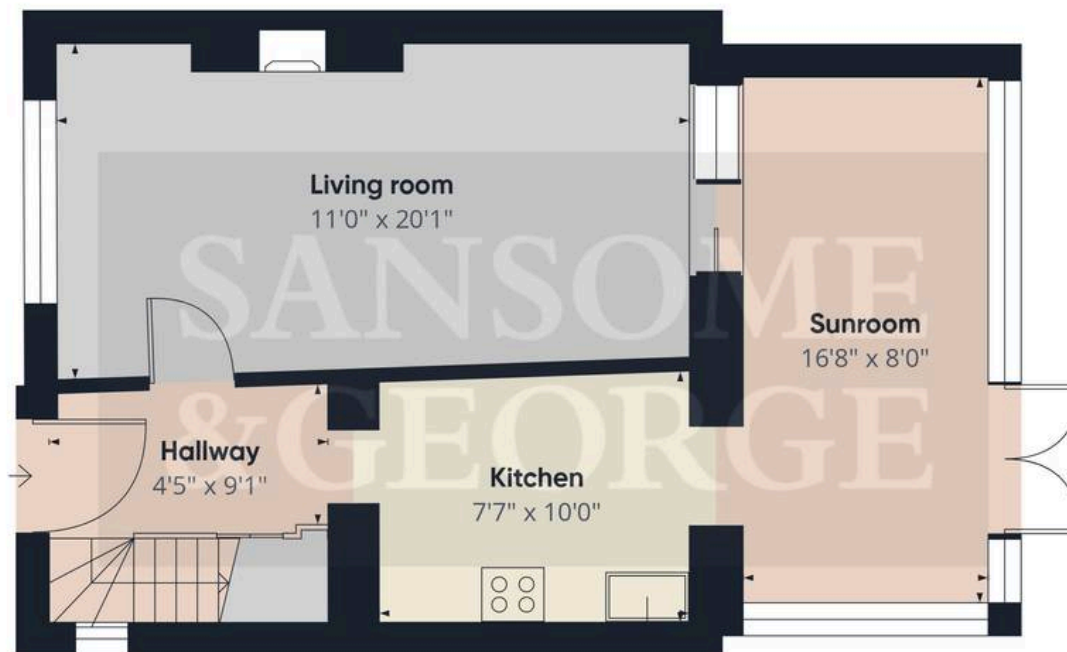
Tadley

- Older style Ex-Mod home
- Hallway
- Living room, Kitchen
- Sun room, 2 Bedrooms
- Bathroom
- Generous Garden
- Garage in block
- No Onward chain



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Floor 0



Floor 1

Approximate total area⁽¹⁾
813 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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