Connells

Mortimer Gardens
Tadley

Mortimer Gardens
Tadley RG26 3UP

for sale offers in excess of
£220,000

Property Description

Nestled in a sought-after location, this beautifully presented one-bedroom cluster house is perfect for first-time buyers, couples, or those seeking a smart investment. The property is offered in very good condition, having been carefully maintained and thoughtfully arranged to maximise both space and comfort, with the added benefits of a smart home system and white goods included.

Step inside to discover a spacious living/dining area, ideal for relaxing or entertaining guests, alongside a well-appointed kitchen boasting ample storage and worktop space. The bright double bedroom ensures a peaceful retreat, complemented by a modern bathroom for stylish convenience.

A standout feature of this charming home is its impressive garden offering, with both a private front garden and a detached rear garden – perfect for outdoor dining, gardening enthusiasts, or simply unwinding in the sunshine. Practicality is further enhanced with dedicated driveway parking, ensuring ease of access at all times.

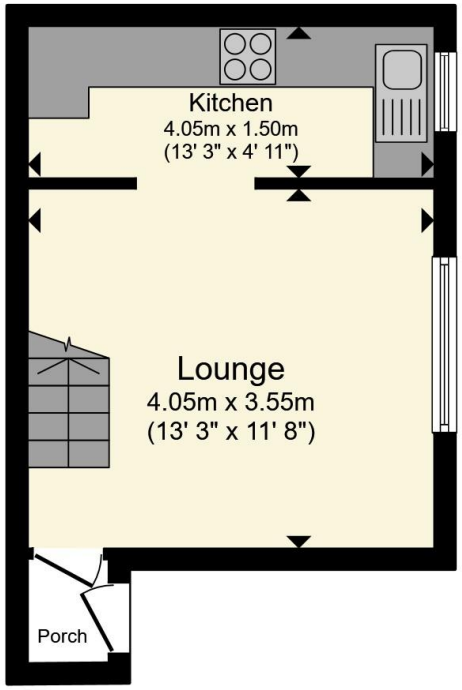
The surrounding area provides an appealing mix of local amenities, inviting parks, and excellent transport links. Take advantage of nearby shopping centres, vibrant cafés, and leisure facilities, all just a stroll away.

Area

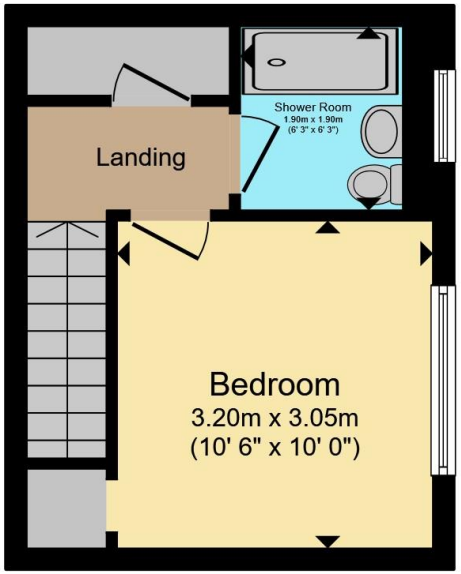
Mortimer Gardens is a quiet residential cul-de-sac in Tadley, ideally positioned for access to a good range of local amenities, schools and recreational facilities. Tadley offers supermarkets, independent shops, a swimming pool, leisure facilities and everyday services, while the surrounding woodland and countryside provide excellent opportunities for walking and outdoor activities.The area is particularly popular with families, with several well-regarded primary schools nearby and secondary schooling within easy reach. For commuters, Tadley benefits from convenient road and bus connections to Basingstoke and Reading, with access to the M3 and wider motorway network providing links towards London and the South Coast.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 41.2 m² (443 sq.ft.) approx

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.propertybox.io

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1 Wote Street
BASINGSTOKE RG21 7NE

EPC Rating: C

Council Tax
Band: B

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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