

sansome  
& george



2 Tudor Close, Bramley

Guide Price £475,000

## 2 Tudor Close

### Bramley

Nestled in the heart of the popular Bramley area, this well-presented three-bedroom mid-terraced house offers an excellent opportunity for families, first-time buyers, or investors seeking a spacious and versatile home. Upon entering, you are welcomed by a practical entrance porch that leads into a thoughtfully arranged ground floor, featuring a convenient downstairs W.C. The living room provides a comfortable space for relaxation and entertaining, complemented by a conservatory that offers additional flexible living space, ideal for a dining area, playroom, or home office. The kitchen has ample storage and worktop space, catering to the needs of busy households. Upstairs, the property boasts three bedrooms, each offering comfortable accommodation with potential for personalisation to suit individual requirements. The family bathroom is fitted with a modern suite, ensuring practicality and comfort for every-day living. Further benefits include a garage located in a nearby block (providing secure parking or useful storage options) and double glazing throughout. The property is situated close to a range of local amenities, including shops, schools, and excellent transport links, making it perfectly positioned for convenient daily living. This inviting home combines generous internal space with a practical layout, offering a superb opportunity to settle in a sought-after neighbourhood. Early viewing is highly recommended to appreciate the full potential and appeal of this delightful property.

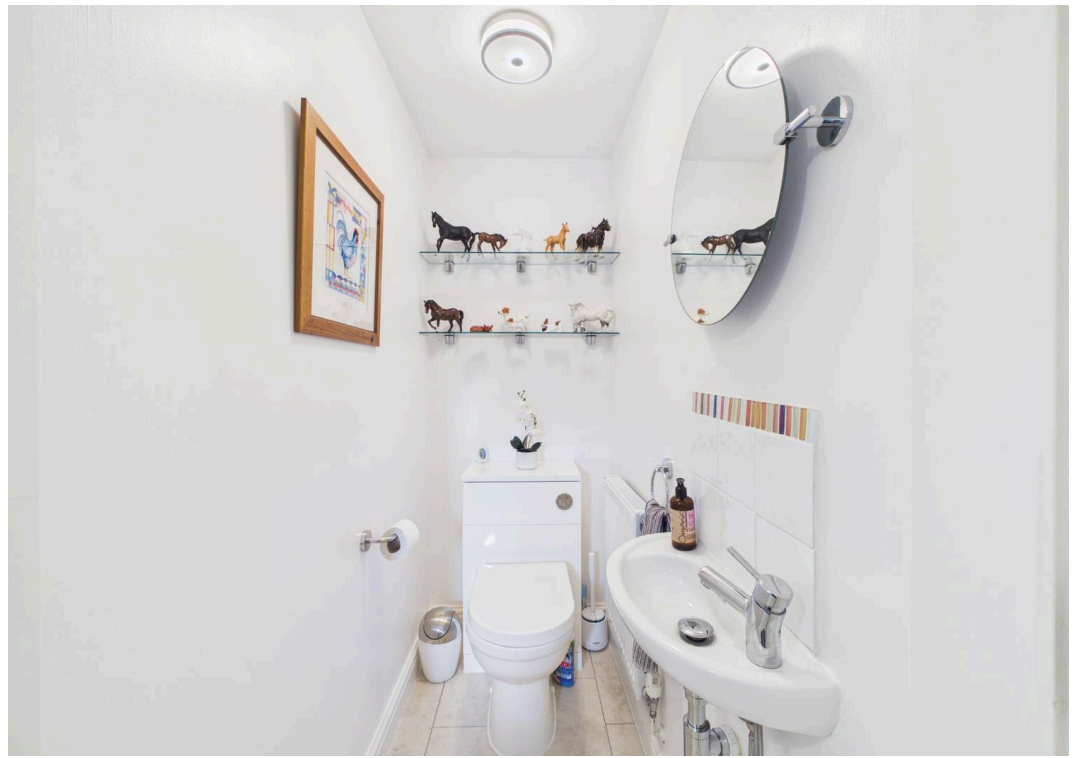
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







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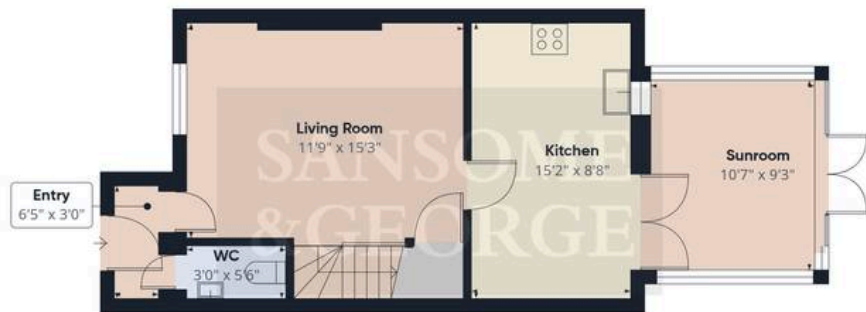
Bramley

- 3 Bedroom house
- Popular location in Bramley
- Entrance Porch
- Downstairs W.C
- Living room
- Kirchen
- Conservatory
- 3 Bedrooms
- Bathroom
- Garage (in block)
- Garden



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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
987 ft<sup>2</sup>  
**Reduced headroom**  
1 ft<sup>2</sup>

(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.

**GIRAFFE360**





## Sansome & George Bramley Office

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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.