



Centenary Fields, Bramley



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Guide price £335,000

- Two bedroom semi-detached house
- Driveway parking
- Freehold
- Side access
- Immaculately presented
- Village location
- Freehold
- EPC rating B

Because property is personal with...

Belvoir



A beautifully presented two bedroom semi-detached home, built just five years ago and offering modern, well-balanced accommodation ideal for first time buyers, downsizers or investors alike. The property is approached via a double driveway to the side, providing ample off-road parking, with a side gate offering convenient access through to the rear garden. Upon entering, the home immediately showcases its immaculate condition, with a welcoming entrance leading through to a bright and spacious lounge diner. This is a superb living space, offering flexibility for both relaxation and dining, with direct access out to the rear garden. The modern kitchen is well-appointed with contemporary fittings and ample storage, while a ground floor cloakroom adds practicality for day-to-day living.

Upstairs, the property continues to impress with two generous double bedrooms, both well-proportioned and tastefully presented. A modern family bathroom serves the first floor, finished to a high standard and in keeping with the rest of the home.



Externally, the rear garden is larger than average for a property of this type, predominantly laid to lawn with a patio area ideal for outdoor seating and entertaining. The space is enclosed and offers a good degree of privacy, making it perfect for families, pets, or those who simply enjoy outdoor living.

Further benefits include the remainder of a 10-year NHBC warranty, with approximately five years remaining, providing reassurance and peace of mind for any prospective purchaser.

Location - Bramley, Hampshire Bramley is a highly sought-after village offering a wonderful balance of rural charm and everyday convenience. The village benefits from a range of local amenities including a village shop, bakery, public houses and well-regarded schools. For commuters, Bramley railway station provides direct links to Reading and Basingstoke, both offering further connections to London and beyond. Surrounded by beautiful countryside, the area is ideal for walking, cycling and enjoying outdoor pursuits, while still being within easy reach of larger towns and facilities.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Juno or Rowberry Morris. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.

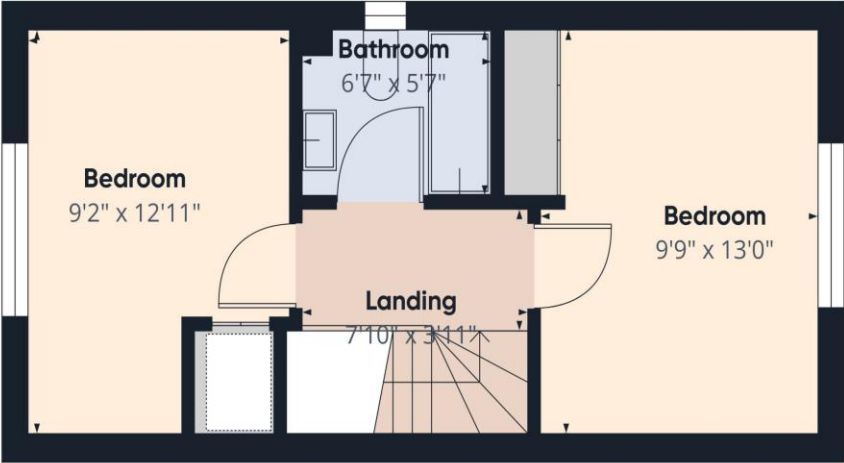
BELVOIR!

Property is personal



Floor 0

Approximate total area⁽¹⁾
657 ft²



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.

GIRAFFE360





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Belvoir Tadley

01189 820 333
tadley.sales@belvoir.co.uk