



Because property is personal with...

Brae Burn Place, Bramley

Belvoir

Guide price £340,000



Key Features

- Superb Two-Bedroom Semi Detached House
- Freehold
- Council Tax Band - D
- EPC Rating - B
- Two Allocated Parking Spaces
- Downstairs Cloakroom
- En Suite Shower Room
- Approximately Five Years Remaining On The NHBC







Belvoir are delighted to bring to the market this very impressive five-year-old semi-detached house situated in a quiet cul de sac in the sought after village of Bramley. In our opinion the accommodation is presented to the very highest of standards and to the ground floor comprises of an entrance hall, cloakroom, fitted kitchen and a good size lounge/dining room. To the first floor there is the family bathroom and two bedrooms, the main boasting an en suite shower room. Outside to the front there are two allocated side by side parking spaces whilst to the rear is a beautifully landscaped garden.

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.

AGENTS NOTE : PLEASE BE ADVISED THERE IS A SERVICE CHARGE OF £411.84 PER ANNUM WHICH EQUATES TO £34.32 PER MONTH.

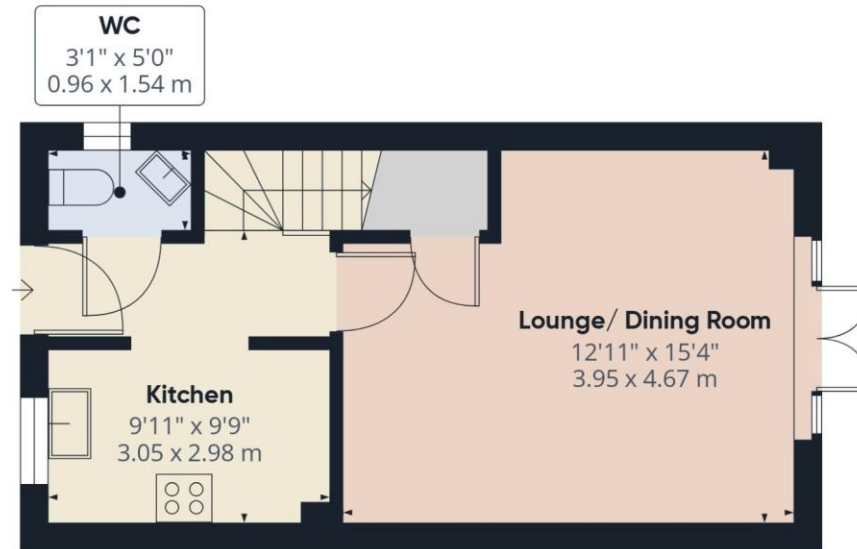
Location - Bramley, Hampshire

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.

DisclaimerPlease 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



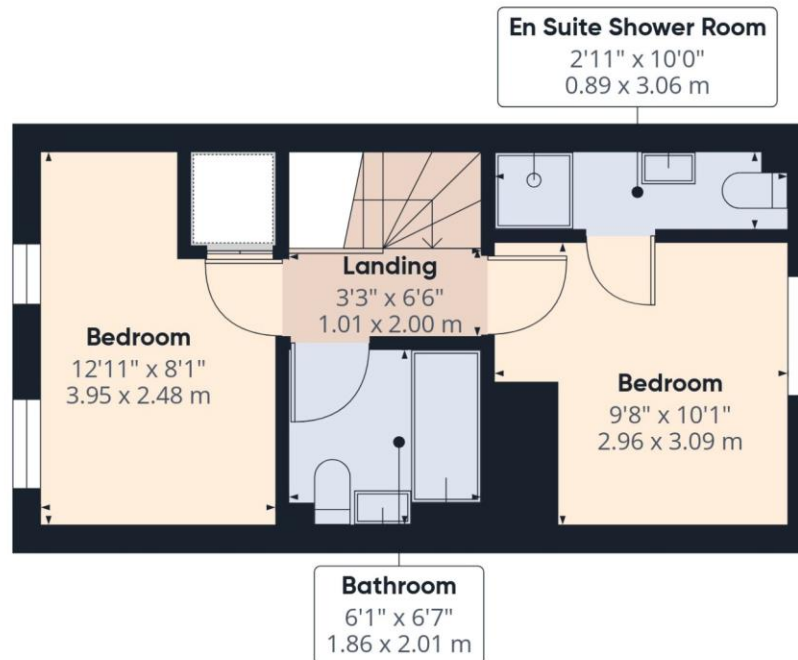


Floor 0

Approximate total area⁽¹⁾

599 ft²

55.6 m²



(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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