



Because property is personal with...

Rowan Road, Tadley

Belvoir

Guide price £215,000



Key Features

- 1st floor maisonette
- Parking and garage
- Rear garden
- Two double bedrooms
- Refitted kitchen
- Gas central heating
- EPC rating C
- Leasehold





Offered to the market with approximately 111 years remaining on the lease, this well-presented first floor maisonette represents an excellent opportunity for first-time buyers, downsizers and investors alike. Benefitting from its own private entrance, the property offers spacious and well-maintained accommodation together with the rare advantage of a private garden, off road parking and garage.



The accommodation comprises a private entrance with stairs rising to the first floor, two generous double bedrooms, a modern family bathroom, a spacious living room and a refitted kitchen offering an attractive range of contemporary units. The property further benefits from full double glazing, gas central heating and a modern boiler.

Externally, the property enjoys a private rear garden together with off-road parking and, unusually for a maisonette, a single garage located behind the property, offering excellent storage or secure parking.

Location

Rowan Road is a well-established residential road situated within easy reach of Tadley town centre. The area offers an excellent range of amenities including

supermarkets, independent shops, cafes, schools, healthcare facilities and leisure amenities. The surrounding Hampshire countryside provides beautiful walking and cycling routes, while nearby Basingstoke, Reading and Newbury offer extensive shopping, entertainment and mainline railway stations with services to London. Excellent road links via the A340, A339 and M4 make Rowan Road an ideal location for both commuters and families.

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.

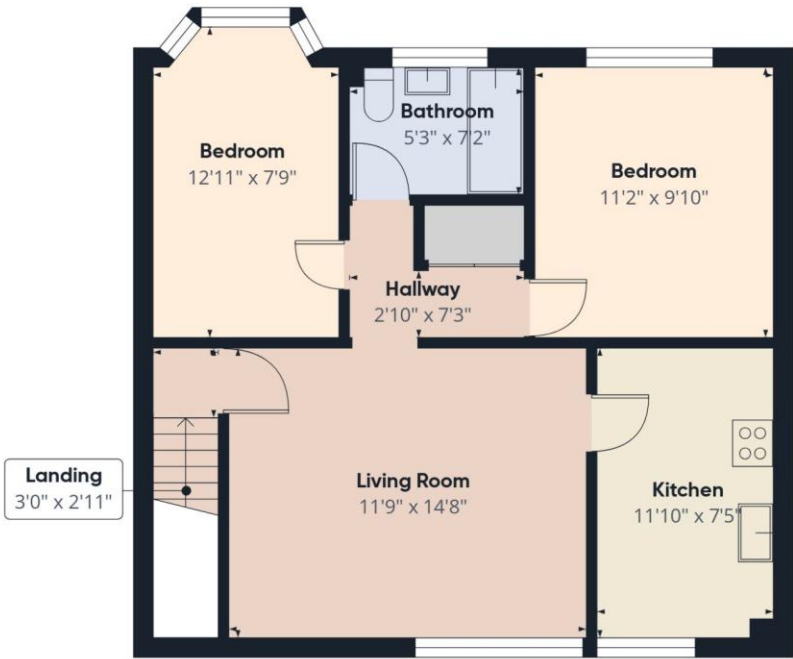


BELVOIR!

Property is personal



Floor 0



Approximate total area^m
693 ft²

(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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