

sansome
& george



31 Franklin Avenue, Tadley

Guide Price £300,000

Enhanced with AI by STREET

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £300,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. Nestled in a sought-after non-estate location, this charming Ex-Mod semi-detached house offers a wonderful blend of character and modern convenience. Boasting 2 bedrooms and 2 reception rooms, the property spans an impressive 813 sq ft, providing ample space for comfortable living. Upon entering, you are greeted by a welcoming atmosphere that is both inviting and spacious. The property features a generous garden, perfect for relaxing or entertaining outdoors. Off-street parking and a garage (in block) offer added convenience for residents. With its desirable location and attractive features, this property presents a fantastic opportunity for those seeking a peaceful yet well-connected lifestyle. Don't miss the chance to make this delightful house your new home. Contact us today to arrange a viewing. EPC - D | Local Authority - Basingstoke & Deane | Council Tax Band - C

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding.



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31 Franklin Avenue

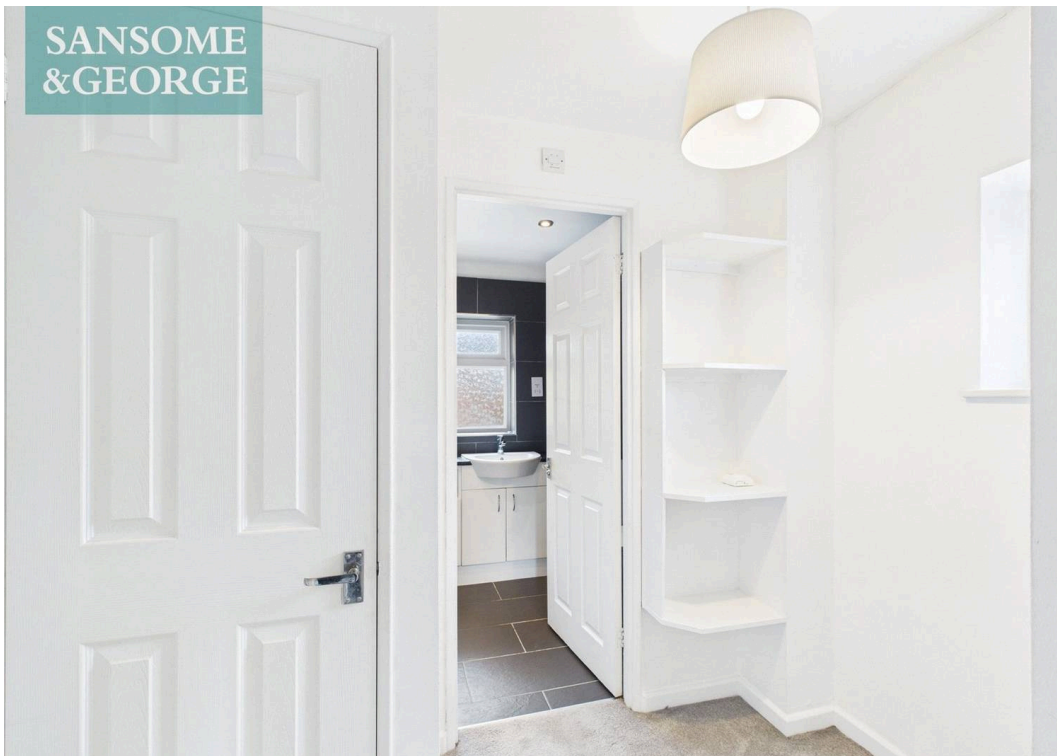
Tadley

- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- Older style Ex-Mod home
- Hallway
- Living room, Kitchen
- Sun room, 2 Bedrooms
- Bathroom
- Generous Garden
- Garage in block



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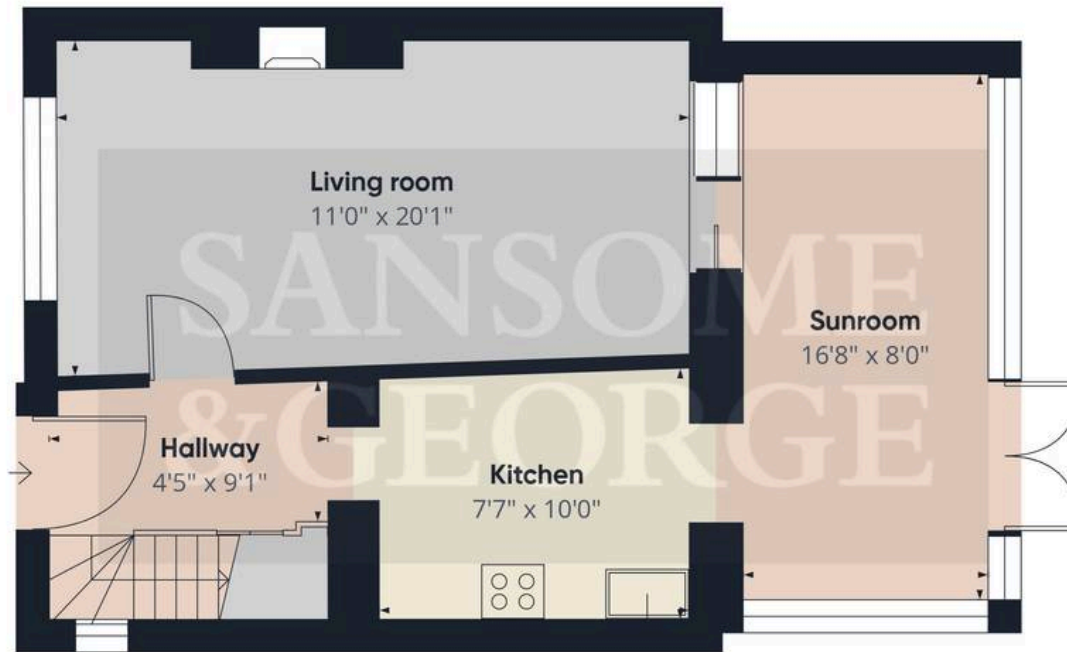


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Floor 0



Floor 1

Approximate total area⁽¹⁾
813 ft²

(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.

GIRAFFE 360

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