



Right Choice Estate Agents are delighted to offer to the market this unique two bedroom house in the popular village of Bramley. The ground floor accommodation offers an open plan kitchen/ living/dining room and a bathroom. The first floor benefits from two bedrooms. Additional features include a garden and two allocated parking spaces.

Location: Nestled just north of Basingstoke, Bramley offers the perfect blend of rural charm and modern convenience. This sought-after Hampshire village features a welcoming community, excellent local amenities, a well-regarded primary school, and a handy mainline railway station with direct links to Reading and Basingstoke. Surrounded by beautiful countryside yet only a short drive from the M3 and Basingstoke's vibrant shopping and leisure facilities, Bramley is ideal for families and professionals alike seeking a peaceful village lifestyle with easy access to town and city life.

Tenure: Freehold with an estate charge of £23 pcm

Local Authority: Basingstoke & Deane - Band C

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents





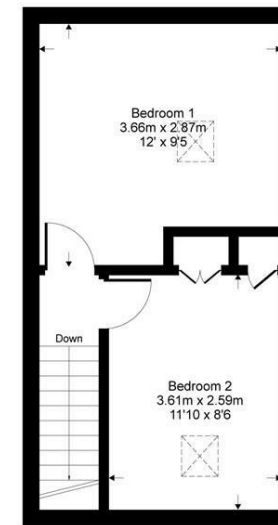
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

South Barn

Approximate Gross Internal Area = 55.3 sq m / 596 sq ft



Ground Floor = 27.6 sqm / 298 sqft



First Floor = 27.6 sqm / 298 sqft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. It is the responsibility of your appointed legal representative to ensure all relevant documentation is present and the property is suitable for purchase. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Right Choice Estate Agents is a trading name of Right Property Choice Limited. 72 Beecham Berrv. Basingstoke. Hampshire. England. RG224QN. Registered No: 14505100