



**£ 335000**

**3 Bed House, The Smithy, Bramley, Tadley**

Barons Estate Agents are pleased to bring to the market this property in need of modernisation. The first floor benefits from Master bedroom with en-suite shower, 2 further bedrooms and a bathroom. The ground floor enjoys an entrance hall, cloakroom, lounge / dining room and kitchen. To the front there is a small lawned area with leading to the front door. The rear garden is enclosed and in need of attention.

## Location

Bramley is a village to the north of Basingstoke and benefits from a railway station to Reading and London Paddington, convenience store, bakery, infant school, doctors surgery and a public house. There are many country walks, historic sites to visit along with golf courses and numerous pubs. More extensive town centre shopping is a short drive away in Basingstoke, with Festival Place and retail parks.

## Tenure

Freehold

## Council Tax

Band D

## Extras Service

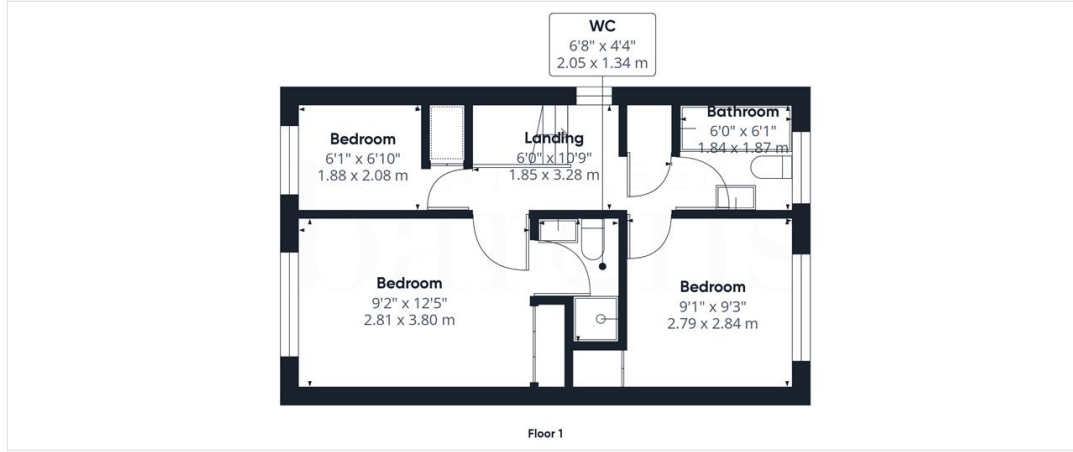
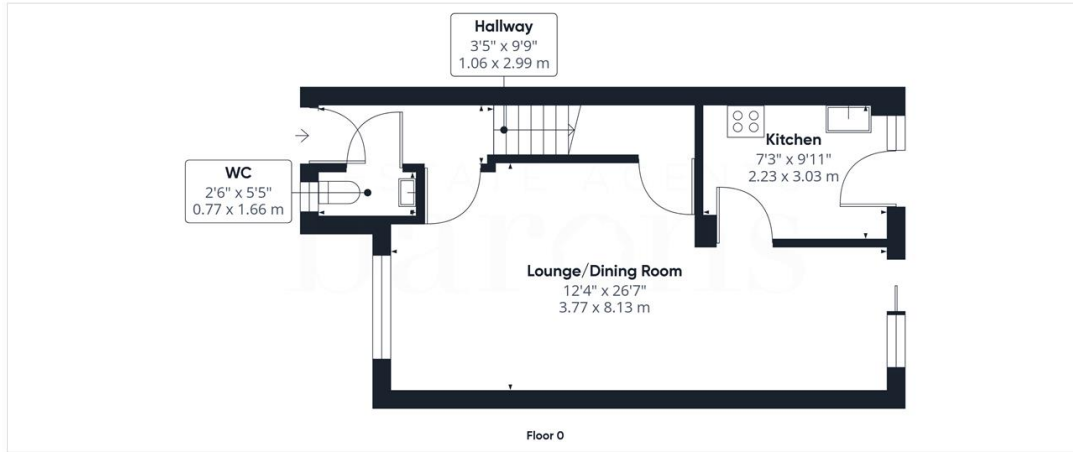
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

## ▀ KEY POINTS & FEATURES

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- ▀ Master Bedroom
- ▀ Bathroom
- ▀ Lounge/Dining Room
- ▀ En-suite Shower
- ▀ Entrance Hall
- ▀ Kitchen
- ▀ 2 Further Bedrooms
- ▀ Cloakroom
- ▀ Garden





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**Approximate total area<sup>(1)</sup>**  
808.06 ft<sup>2</sup>  
75.07 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

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