



Franklin Avenue, Tadley



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**Guide price £365,000**

- Extended Two Bedroom Semi Detached House
- Freehold
- Council Tax Band - C
- EPC Rating - TBC
- Two Reception Rooms
- Garage, Work Shop, Large Store Shed
- Driveway
- Private Rear Garden

Because property is personal with...

**Belvoir**



Belvoir are delighted to bring to the market this beautifully extended two-bedroom semi-detached home, offering a fantastic combination of generous living space, excellent parking and a large private garden.

From the moment you arrive, the property makes a great first impression, with a large driveway providing excellent off-road parking for three cars, together with an attached garage, workshop and substantial timber storage shed - an exceptionally useful combination for anyone looking for space for vehicles, hobbies, tools or additional storage.

Inside, the accommodation has been thoughtfully extended to create a home that feels both practical and welcoming. The ground floor features a welcoming entrance hall, well-appointed kitchen, spacious lounge and separate dining room, giving the new owner plenty of flexibility for everyday family life, entertaining and working from home.

Upstairs are two generously proportioned double bedrooms, complemented by the family bathroom. The layout provides comfortable bedroom accommodation while retaining the valuable reception space downstairs.



However, it is outside where this home really comes into its own. The generously sized rear garden has been thoughtfully landscaped and enjoys a high degree of privacy, creating a wonderful setting for relaxing, entertaining, gardening or simply enjoying the outdoors.

With its combination of garden space, garage, workshop and storage, the property offers considerably more than might first be expected from a two-bedroom home.

A particularly versatile home offering far more than its bedroom count suggests, with excellent outdoor space, parking and storage - ideal for buyers looking for a property they can enjoy immediately while having plenty of flexibility to develop further and extend in the future.

Located in Tadley, which offers a range of leisure, recreational and educational facilities catering for most day-to-day requirements, including schools, two supermarkets, a golf course and a swimming pool. The property is fantastically positioned for the convenience of Tadley and the excellent country walks through Pamber Forest and Silchester Common. For commuting purposes nearby Basingstoke offers access to the M3 and the Waterloo line and Reading offers access to the M4 and the Paddington line.

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.



Floor 0



**BELVOIR!**

Property & Services

**Approximate total area<sup>(1)</sup>**

1275 ft<sup>2</sup>  
118.4 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are



# Belvoir

Belvoir Tadley

01189 820 333

[tadley.lettings@belvoir.co.uk](mailto:tadley.lettings@belvoir.co.uk)