

sansome
& george



22b Franklin Avenue, Tadley

Guide Price £400,000

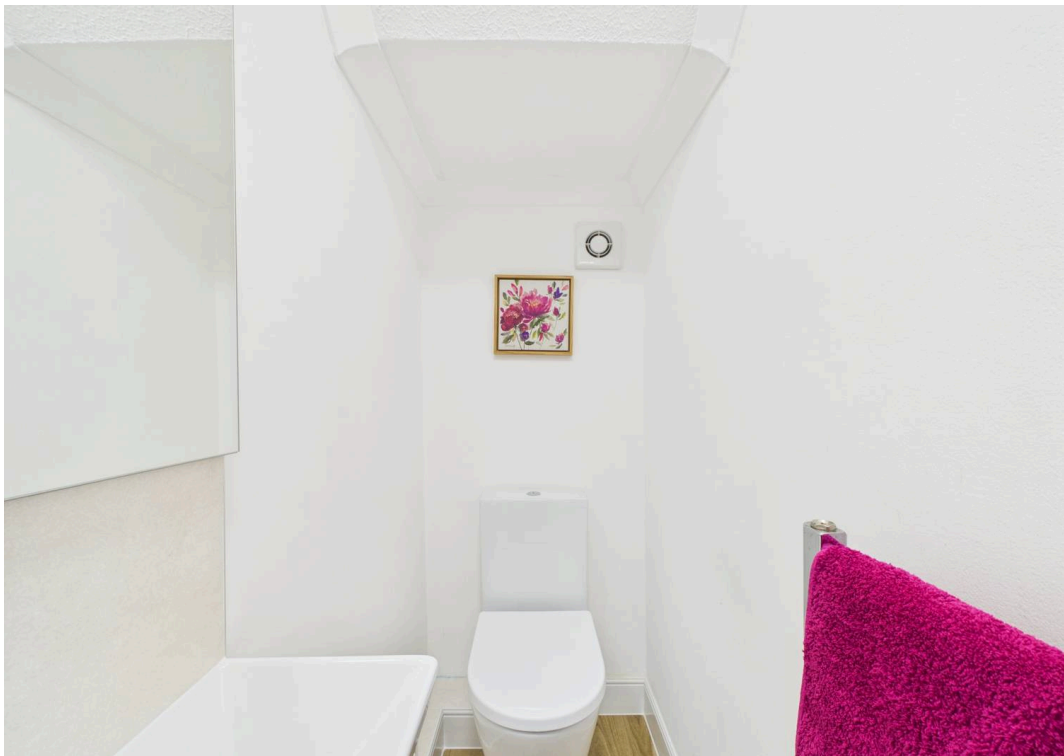
Enhanced with AI by STREET_02

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £400,000

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. Four bedroom detached house, available now with immediate 'exchange of contracts' via Secure Sale. The property opens with a welcoming entrance hall leading to a convenient downstairs W.C, providing practical family living. A modern fitted kitchen offers ample storage and workspace, ideal for home cooking and entertaining. The bright and spacious living room is perfect for relaxing or hosting guests. Upstairs, four generously sized bedrooms provide flexible accommodation for families or those seeking a dedicated home office space. A contemporary shower room completes the first floor, offering modern fixtures and fittings for added comfort. Additional benefits include a garage and driveway, ensuring plenty of parking and storage options. This property is an excellent opportunity for buyers seeking a detached family home in a desirable location, with the added advantage of a straightforward and secure purchasing process. Early viewing is highly recommended to appreciate all this home has to offer. Auctioneers Additional Comments 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. 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. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is







22b Franklin Avenue

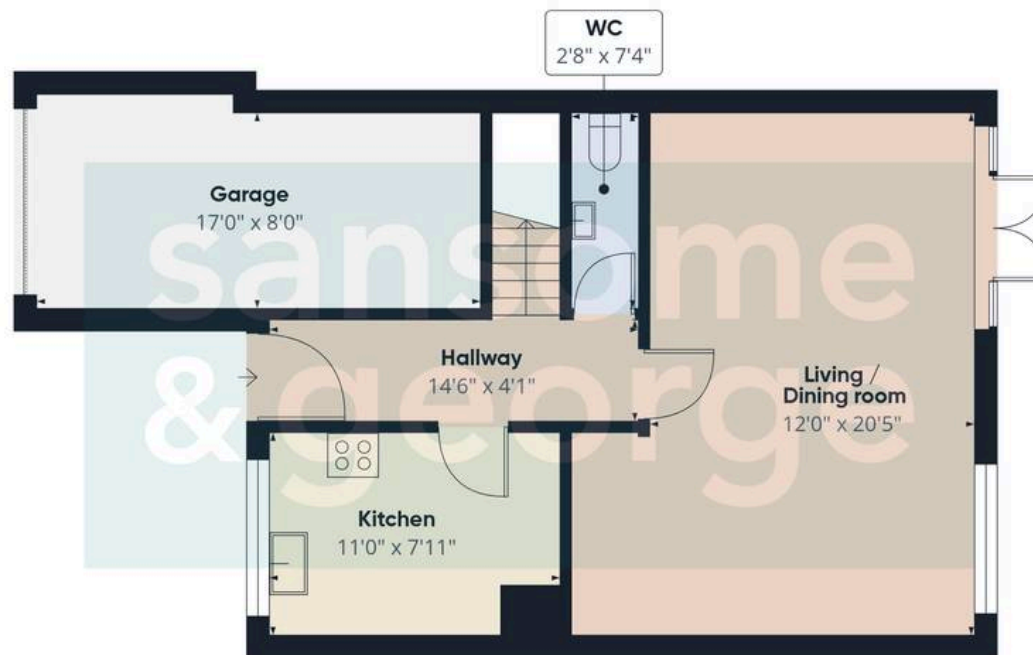
Tadley

- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'
- 4 Bedroom detached home
- Entrance Hall, downstairs W.C
- Fitted Kitchen
- Living room
- 4 Bedrooms, shower room
- Generous Garden, Garage and driveway



**sansome
& george**





Floor 0

Approximate total area⁽¹⁾
1113 ft²



Floor 1



(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.

GIRAFFE360





Sansome & George Tadley Office

Emit House, 28 Franklin Avenue, Tadley - RG26 4ET

0118 981 0022 • tadley@sansomeandgeorge.co.uk • www.sansomeandgeorge.co.uk