



### 1 bed bungalow to buy in RG26

Silchester Road, Pamber Heath, Tadley,  
Hampshire, RG26 3XD

**£45,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

### Property features

- ✓ BEING SOLD VIA SECURE SALE  
ONLINE BIDDING - T&Cs APPLY
- ✓ Over 55's
- ✓ 1 Bedroom Bungalow
- ✓ Popular village location
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Nestled in the heart of a Pamber Heath, this 1 Bedroom Over 55's Supporting Housing bungalow offers a unique blend of character and modern comfort. Boasting 1 bedroom and 534 sq ft of living space, this property is ideal for those seeking an affordable yet inviting home. The spacious communal gardens provide a peaceful retreat, while resident parking ensures convenience for homeowners. The property is perfectly suited for retirement living, offering a tranquil setting and a sense of community. With its prime location and attractive features, this bungalow presents a wonderful opportunity for those looking to downsize or enjoy a relaxed lifestyle in a picturesque village setting. Don't miss out on the chance to make this property your own slice of paradise.

The development benefits from a warden that visits the site each day, with internal alarm fitted.

The property also benefits from good public transport links including a direct bus service to Tadley & Basingstoke. Both offer a wide variety of shopping, socialising & sporting options.

EPC EER - C

Council Tax Band - B

Council - Basingstoke & Deane

Lease - 125 years from 2004

Lease term remaining - 104 years

Service charge - £2754.52 pa

Annual round rent - £216.20

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 103

Annual Ground Rent Amount: £216.00

Annual Service Charge Amount: £2,754.00

Price: Starting Bid £45,000

Property Type: Bungalow

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Approximate total area<sup>(1)</sup>  
534 ft<sup>2</sup>

(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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Silchester Road, Pamber Heath, Tadley, Hampshire, RG26 3XD

Contact your local branch today for more information on this property:

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