



Selbon

Residential sales & lettings

Copse Close, Fleet,
Hampshire, GU51 1FA
Guide price £450,000 Freehold



01252 979300
Selbonproperty.co.uk

- Sought After Development of Elvetham Heath
- Kitchen/Breakfast Room
- Living Room
- Enclosed Rear Garden
- Downstairs W.C
- Three Bedrooms
- Two Bathrooms
- Garage with Allocated Parking
- Home Office
- Close to Local School & Amenities

Selbon Estate Agents are delighted to offer to the market this three-bedroom terrace home which is situated within the sought after development of Elvetham Heath. Benefits to this property include a garage with allocated parking, kitchen/breakfast room, two bathrooms and an enclosed rear garden with a generous home office.

Accommodation comprises of a spacious entrance hall leading to the light and airy living room with understairs storage and access into the kitchen. The kitchen/breakfast room offers a range of units, work surfacing, integrated appliances, and space for additional appliance space. Within the kitchen you have a set of French doors which lead into the rear garden. The accommodation on the ground floor is finished, with a generous downstairs W/C.

Upstairs the property offers three bedrooms with the main bedroom benefiting from fitted wardrobes and ensuite shower facilities. The accommodation is finished with the main bathroom which offers sink, toilet and bath with shower overhead.

Outside the rear garden is mainly laid to lawn with a mixture of flowers throughout. Outside the back of the property is a small patio area which is ideal for al fresco dining. At the rear of the garden a crane garden studio has been installed by the owners to create a useful home office. The room benefits from having electric and it could be used as a home office, garden room, gym or storage. The property offers a single garage with parking to the right-hand side of the property. Copse Close also offers ample visitor spaces within the road.

Please note the owners have advised Selbon that the garage has a peppercorn rent charge of £1 a year paid to the owner of number 44 which goes towards the building insurance.

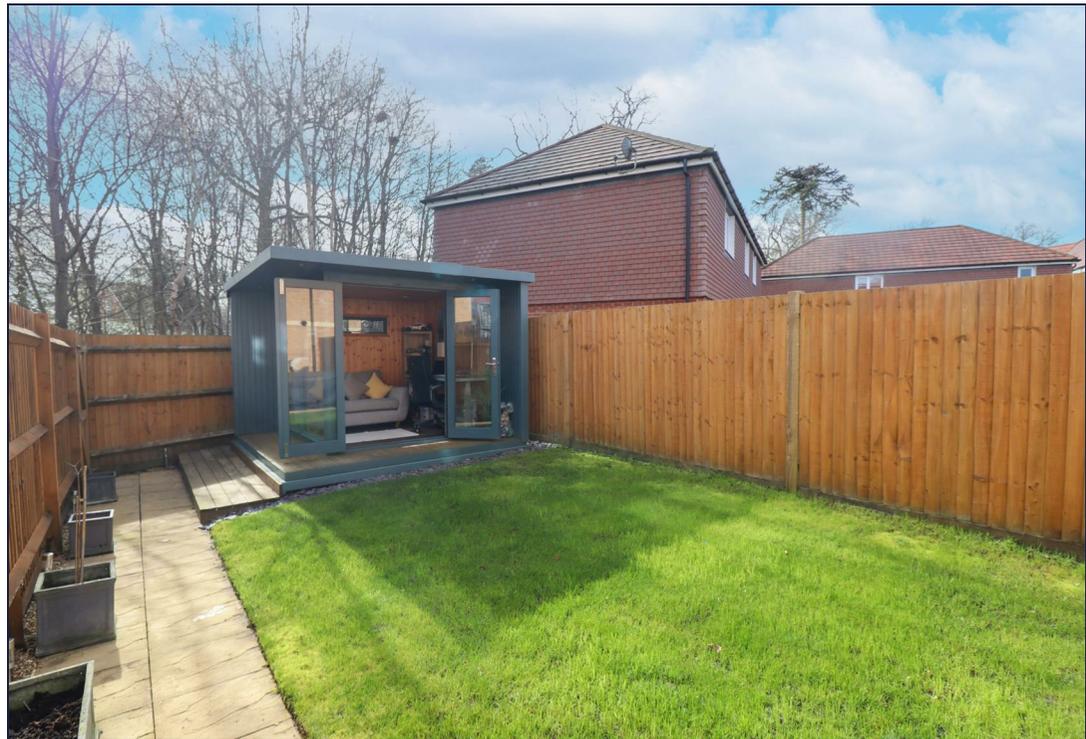
We are advised there is a service charge of £37.17p per month paid to Trinity Estates to manage the estate for Copse Close.





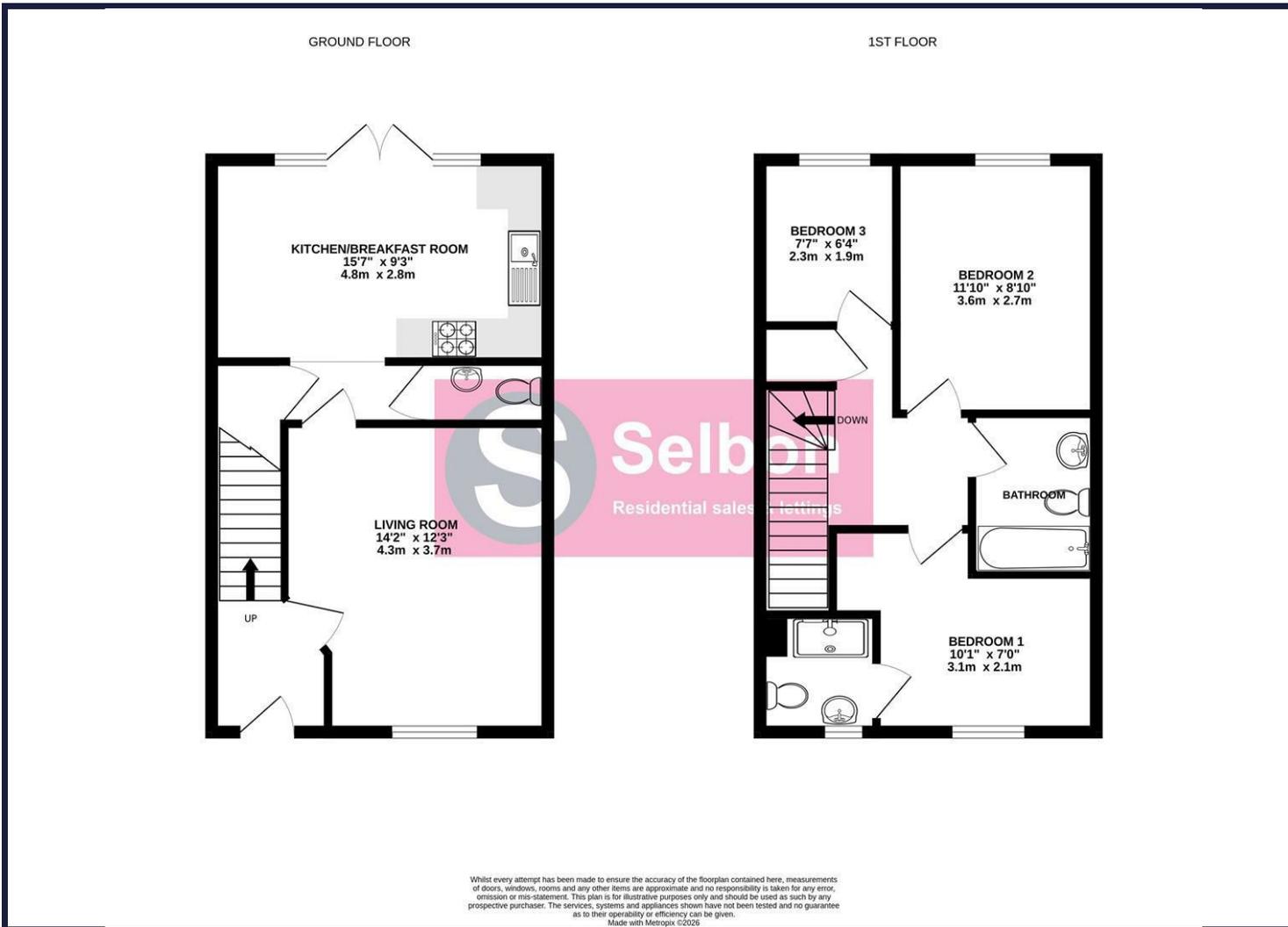




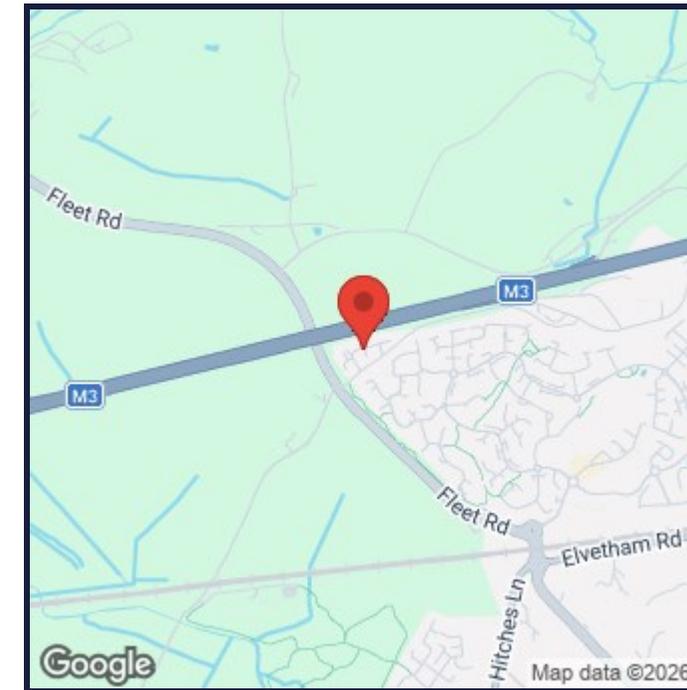




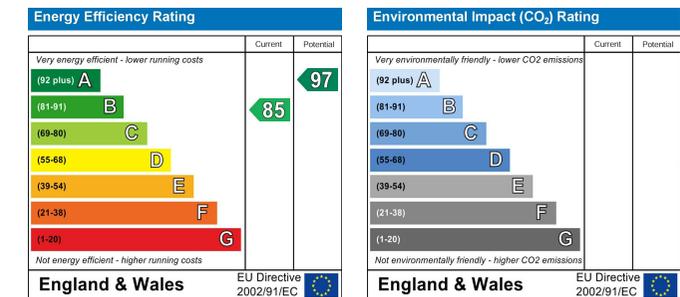
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Council Tax Band:

Selbon Property Services Ltd

Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: 01252 979300 Email: sales@selbonproperty.co.uk