



Selbon

Residential sales & lettings

Orchard Fields, Fleet,
Hampshire, GU51 4SN
Offers over £600,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Gated Development
- Three Bedrooms
- Fitted Kitchen & Cloakroom
- Mature Corner Plot
- Close to Town Centre
- Blue Triangle Area of Fleet
- Living Room & Dining Room
- Four Piece Bathroom & En-Suite Shower Room
- Driveway Parking & Garage
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this exclusive three bedroom semi-detached property ideally situated in the gated development of Orchard Fields, within the Blue Triangle area of Fleet.

The location is excellent being a stones throw away from Fleet town centre and Branksomewood (Hart Health) doctors surgery.

On entering the property you are welcomed into the entrance hallway with stairs leading to the first floor with storage cupboard below. The principle accommodation includes; 17ft. living room, dining room, kitchen and a cloakroom, with white suite, to the ground floor.

The kitchen is fitted with eye and base level cupboard and drawer units under a granite effect roll top work surface. Inset sink with mixer tap, built-in appliances include: double oven, hob with extractor hood, microwave, fridge and freezer. Space and plumbing for a washing machine and dishwasher.

To the first floor are three bedrooms and a four piece family bathroom. Bedroom one benefits from an en-suite shower room and built-in wardrobes.

The property occupies a mature corner plot which is predominately laid to lawn with an array of mature planting and evergreen borders. Immediately to the rear of the property is a patio area that can be accessed from the living room. A gate gives access to the front of the property.

To the front is driveway parking which leads to a single garage with up and over door.

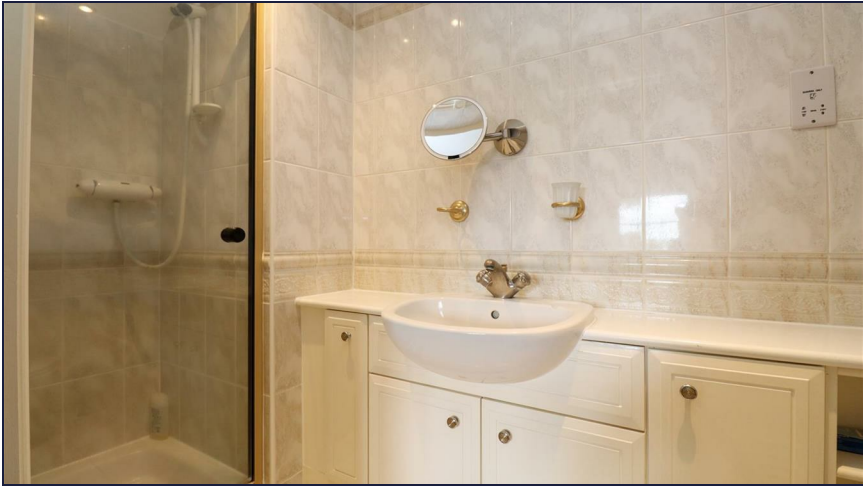
We are advised that a service charge of £780 per annum is payable for the upkeep of the development. (this is subject to change).

Fleet town centre is a stones throw away with its shopping & leisure facilities, bars, restaurants and coffee shops. For the commuter the property is 0.7 mile distance from Fleet train station with trains to London Waterloo in under 40 minutes.

For those that like the outdoors there is also easy access to walking, running and cycling routes including the Basingstoke Canal, Caesars Camp and Fleet Pond to name a few.







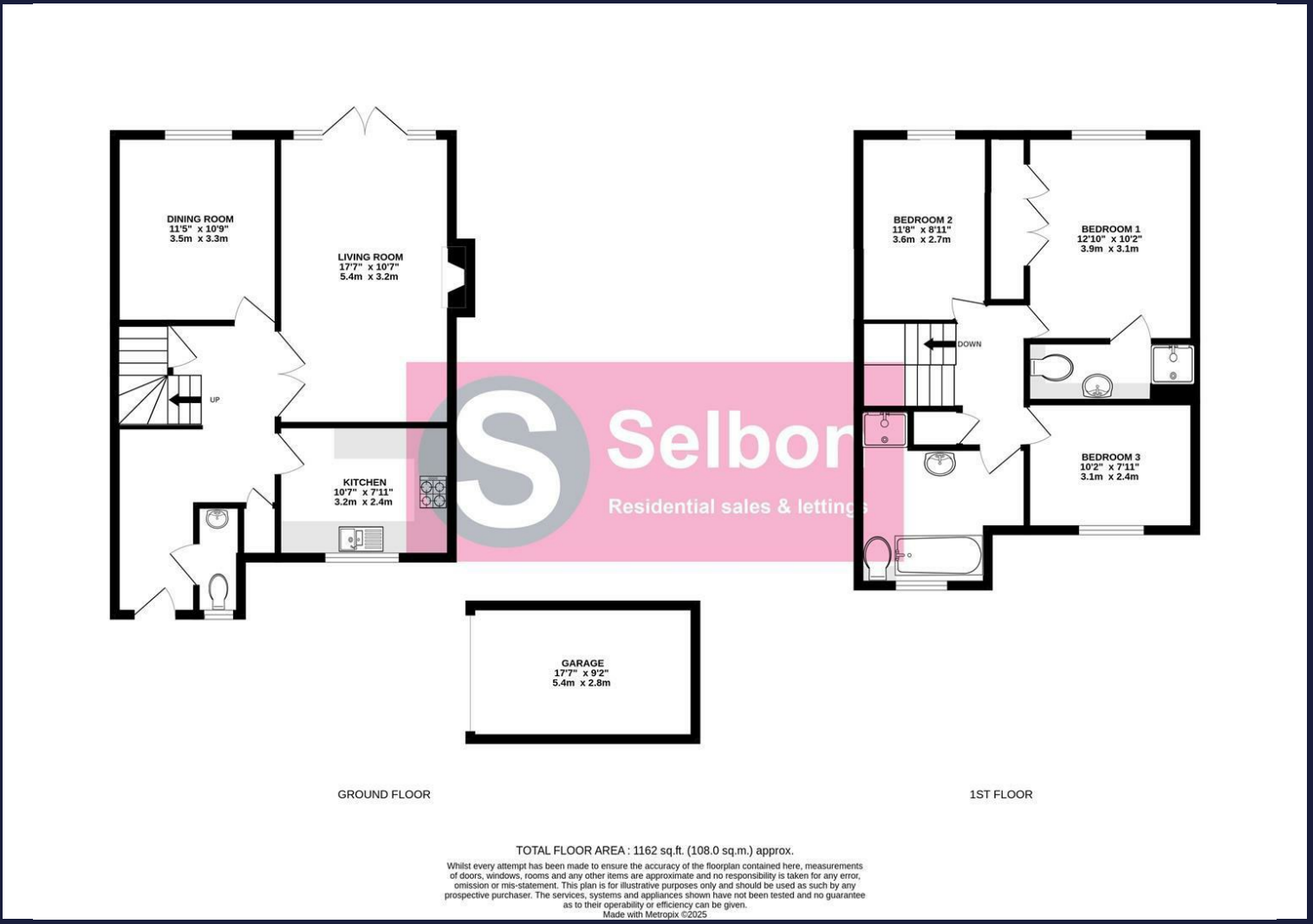








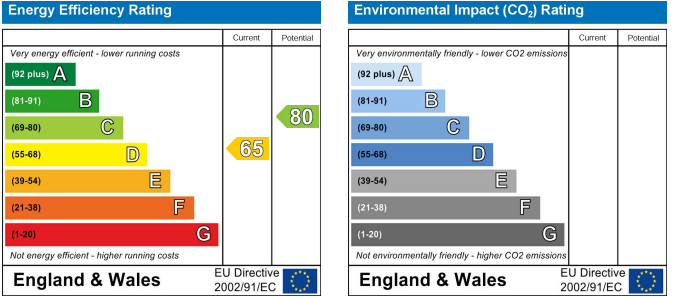
Floor Plans



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

Council Tax Band: F

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