



Selbon

Residential sales & lettings

Le Borowe, Church Crookham, Fleet,
Hampshire, GU52 6ZA

Offers in excess of £280,000 Freehold



01252 979300

Selbonproperty.co.uk

- Extended Terrace Home
- 16ft Kitchen/Dining Room
- Modern Bathroom
- Double Glazed Windows
- Zebon Copse Cul- De-Sac
- 14ft Lounge With Velux Windows
- Double Bedroom With Fitted Storage
- Electric Heating
- Driveway Parking
- Close to Nature Reserve & Basingstoke Canal

Selbon Estate Agents are delighted to offer this extended terraced home to the market, situated in a cul-de-sac, on the ever popular Zebon Copse development, in Church Crookham.

This modern starter home is ideal for first time buyers looking to get on the property ladder, as well as for investment buyers and will be popular as the property is freehold, meaning there are no lease related costs.

Having been extended and modernised over the years, the property offers the unique opportunity for those who only require one bedroom with more ground floor living space.

The front door leads to the 16ft kitchen/dining room with extensive work surfaces, eye and base level storage units, some built in appliances, there are stairs to the first floor landing with a storage cupboard below and space for table and chairs.

There is open plan access to the 14ft lounge which has double glazed French doors leading to a small paved area with gated side access and there are Velux windows in the vaulted ceiling adding natural lighting.

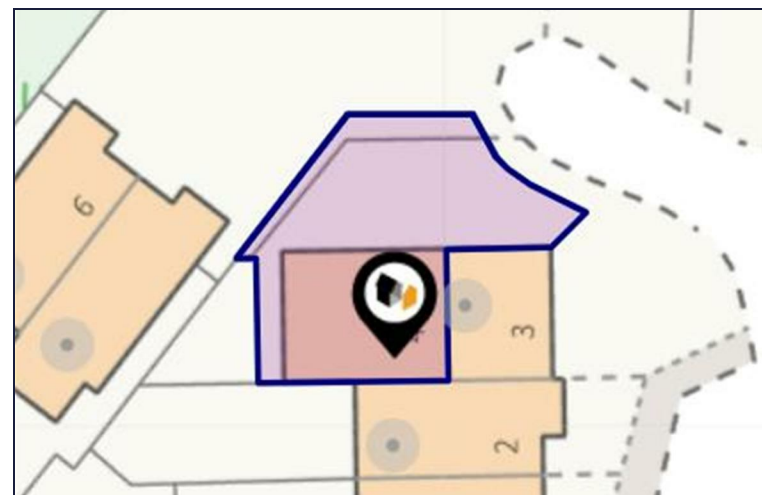
The first floor landing has an airing cupboard with hot water tank and doors leading to the bedroom with fitted and built in cupboards and drawers, as well as access to the loft space.. There is a bathroom with a modern white suite.

The property further benefits from electric heaters, double glazed windows, an area of paving to the rear of the property with gated access to the driveway, which offer parking for several cars.

Le Borowe is situated within close proximity of Zebon Copse's convenience store, community centre, nature reserve and the Basingstoke canal.

Benefitting from being within the catchment area for Heatherside and Courtmoor schools, there is easy access to other local amenities including Fleet town centre, mainline railway station (Waterloo line) supermarkets, sports centre and a wealth of walking and cycling routes.

We would highly recommend an early viewing to appreciate the unique features of this lovely home.

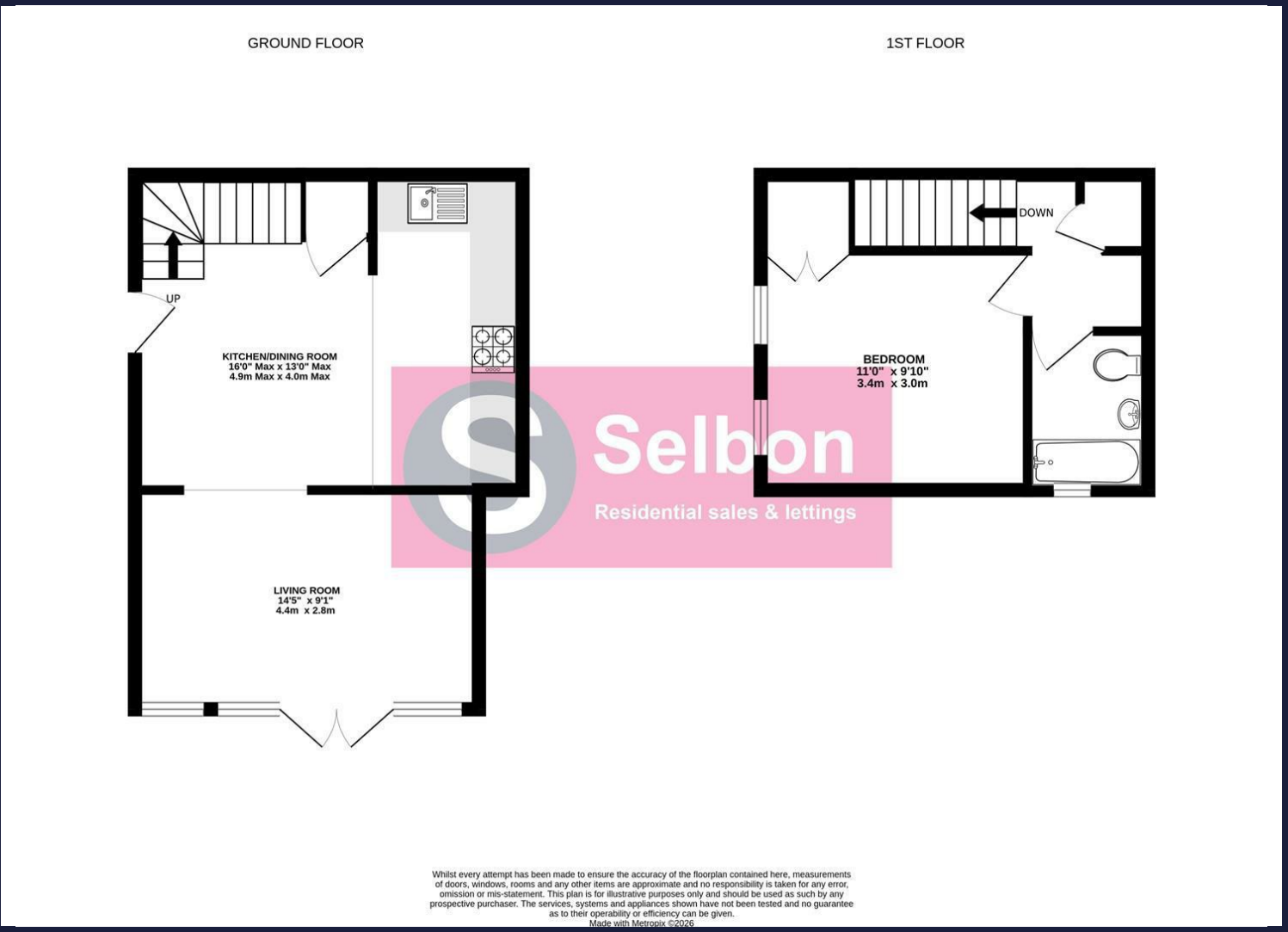








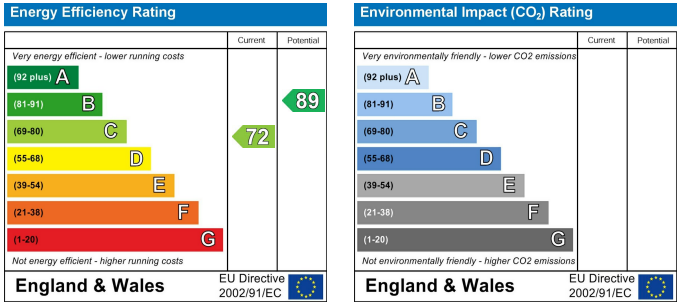
Floor Plans



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: B