



**Selbon**

Residential sales & lettings

Sepen Meade, Fleet,  
Hampshire, GU52 0YS

Offers in excess of £325,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)

- End-Terrace House
- Two Bedrooms
- Living/Dining Room
- Two Allocated Parking Spaces
- Electric Heating & Double Glazed Windows
- Zebon Copse Development
- Kitchen
- South-Westerly Facing Garden
- Close to Local Amenities
- Close to Local Schools

Selbon Estate Agents are delighted to offer to the market this modern two bedroom end-terrace home conveniently located on the ever popular Zebon Copse development in Church Crookham.

The property is an ideal first time or investment purchase. For families the property is conveniently located for local schools and is currently in the catchment areas for Dogmersfield Ce Primary School, Tweseldown Infant School, Church Crookham Junior School and Court Moor Secondary School.

The property is accessed via a pathway leading to a covered entrance porch with a double glazed front door leading to the entrance hall which has stairs to the first floor landing, whilst giving access to a 9ft refitted kitchen, a 14ft lounge/dining room with double glazed French doors to the south westerly facing rear garden.

The first floor landing has access to the loft space and doors leading to two double bedrooms, bedroom 2 has a bulk head airing cupboard housing the hot water tank and there is a bathroom with a white suite.

The property further benefits from electric radiator heating, double glazed windows and two allocated parking spaces. The south westerly facing garden is laid to lawn with gate providing access to the rear. The vendors have had a new paton laid as well as erecting new fencing.

Zebon Copse has its own convenience store, community centre and a wealth of walking, running and cycling routes including the Basingstoke canal, a recently created nature reserve and is a short distance from the popular Redfields garden centre.

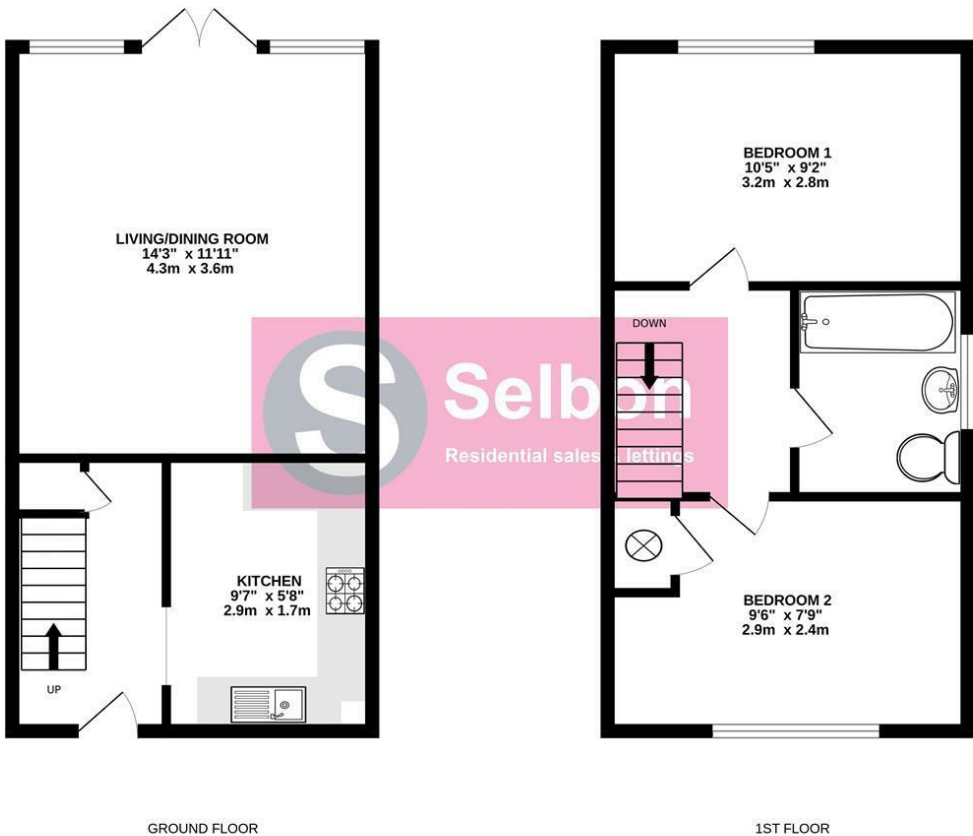
Fleet Town Centre is a short drive away with an array of shops, bars and restaurants and the home is in the catchment area for many of Fleet's sought after schools and there are excellent transport links including the mainline railway station and the M3, A3 and A30 road links.

We highly recommend an early viewing to appreciate the features of the home and avoid to avoid disappointmet.





## Floor Plans



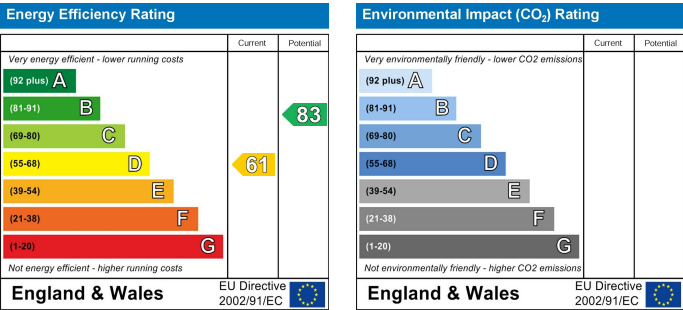
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## 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

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Council Tax Band: D

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