



Selbon

Residential sales & lettings

Fairmile, Fleet,
Hants, GU52 7UR

Offers over £425,000 Freehold



01252 979300
Selbonproperty.co.uk

- Semi Detached Family Home
- Lounge & Conservatory
- 2/3 Bedrooms (Beds 2 & 3 Converted In To One Room)
- Gas Radiator Heating & Double Glazed Windows
- Enclosed Rear Garden
- Entrance Hall & Refitted Shower Room
- Kitchen
- Main Bedroom Has An En Suite
- Single Garage &, Driveway
- No Onward Chain

Selbon Estate Agents are delighted to offer this semi detached family home to the market, conveniently located close to local shops and other amenities.

The home is coming to the market for the very first time since the current vendor purchased the property in 1970, over the years the property has been modified and upgraded and is an ideal opportunity for someone looking to purchase a home that is livable but they can add their own stamp to.

We are advised that the property suffered subsidence in the late 1970's and that mini piling was carried out in 1980 to rectify the issue.

Accessed via an extensive driveway, there is a covered area with a front door leading to the entrance, which in turn has doors leading to the lounge, shower room and kitchen, as well as stairs leading to the first floor landing.

The spacious 18ft lounge has a front aspect double glazed picture window and a gas fire, the shower room has a refitted white suite, the 12ft kitchen has a range of storage units, work surfaces and appliance space with space for a small table and chairs and there is a double glazed door leading to a 12ft conservatory with a door to the rear garden.

The landing has access to the loft with a ladder, light and boarding and there are doors to the bedrooms. The main bedroom measures 14ft with fitted wardrobes and a doorway leading to an en suite shower room, bedrooms two and three have been converted in to one room with fitted wardrobes, there is still two doors, therefore, it would be possible to convert back to a three bedroom home.

Further benefits include gas radiator heating, double glazed windows, air conditioning units to the bedrooms, a single garage, driveway parking and an enclosed Northerly facing rear garden with a covered area and shed.

Offered with no onward chain, we would highly recommend an early inspection to avoid disappointment.





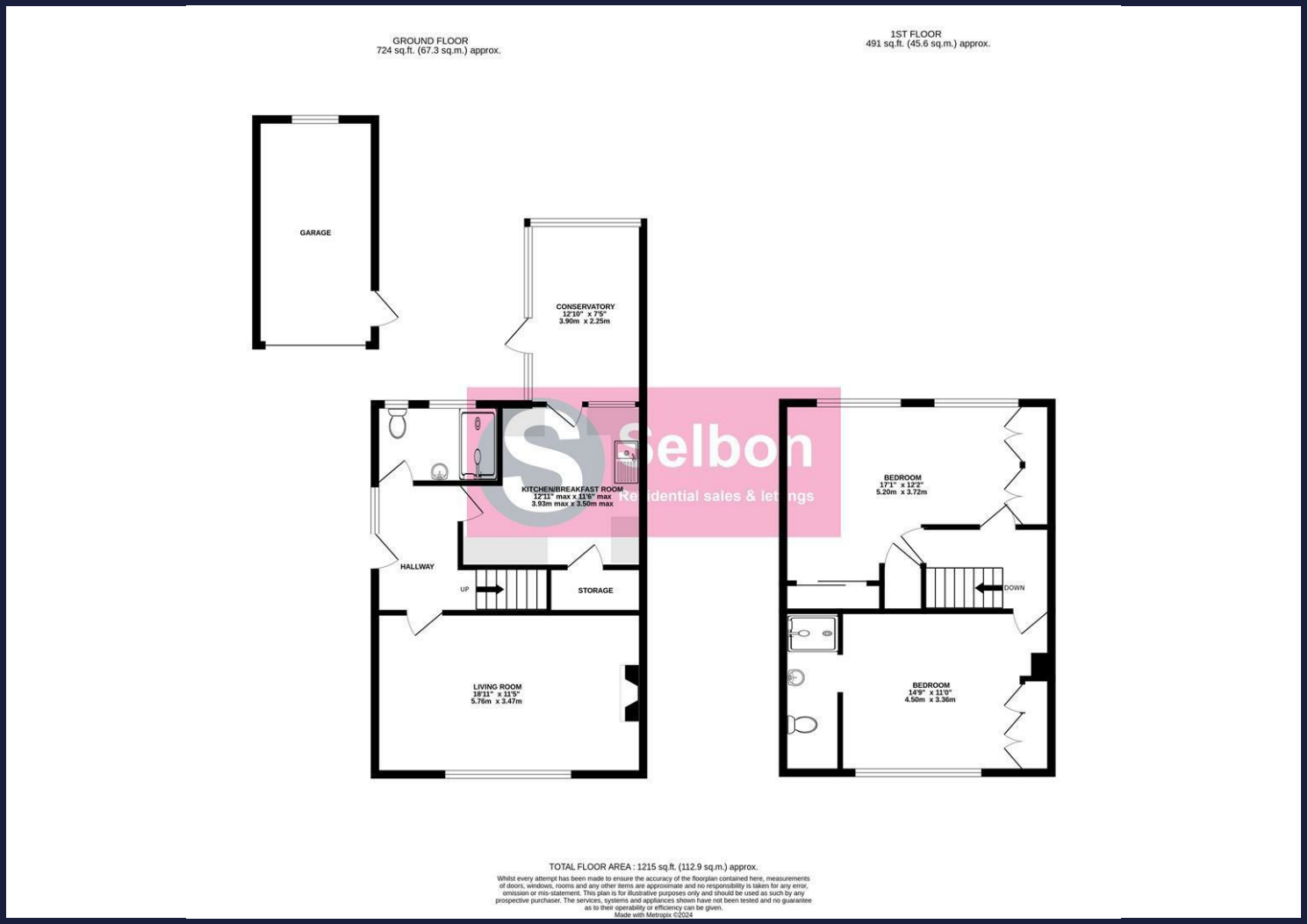








Floor Plans

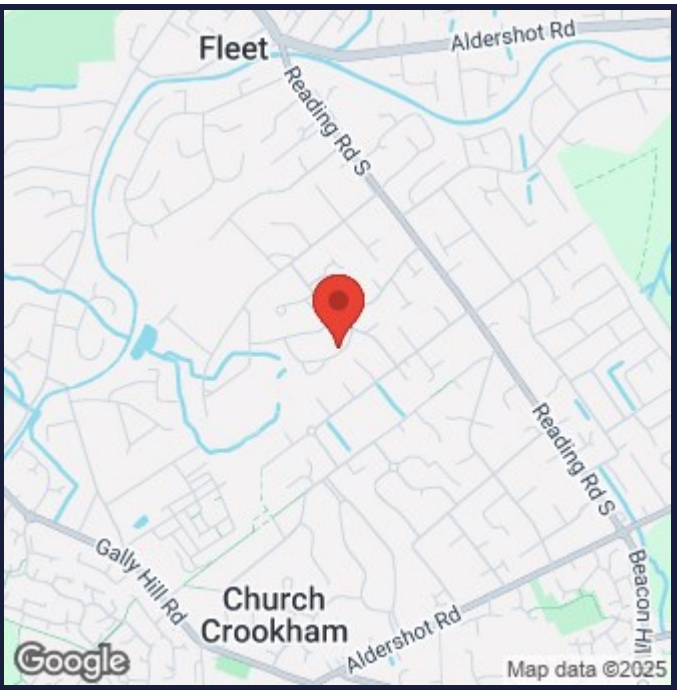


Viewing

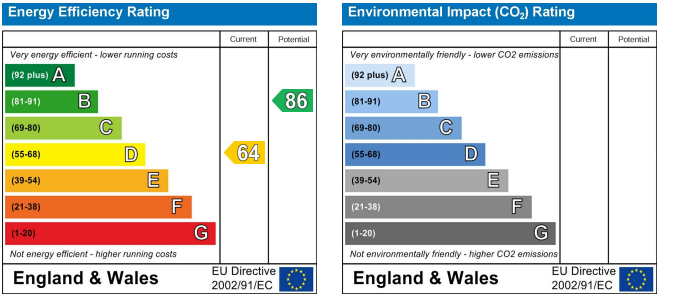
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Area Map



Energy Performance Graph



Council Tax Band: D