



**Selbon**

Residential sales & lettings

Fairmile, Fleet,  
Hampshire, GU52 7UR  
Offers over £475,000 Freehold



**01252 979300**  
Selbonproperty.co.uk



- Semi-Detached Family Home
- Kitchen & Conservatory
- Downstairs Bathroom & Cloakroom
- Approx. 60ft. Rear Garden
- Close to Local Schools & Amenities
- Three Bedrooms
- 19ft. Living Room
- En-Suite Shower Room to Bedroom One
- Driveway Parking & Garage
- Gas Central Heating & Double Glazed Windows

Selbon Estate Agents are delighted to offer to the market this three bedroom semi-detached family home, ideally situated in the Courtmoor area of Fleet.

Offering excellent living space the property is ideal for families given the proximity to local schools as well as buyers looking to downsize being a short distance from Richmond doctors surgery and linkway parade shops.

The current school catchment area includes: Heatherside Infant & Junior schools as well as Courtmoor Secondary school.

On entering the property you are welcomed into a reception hallway with stairs to the first floor. The ground floor accommodation includes; 19ft. living room with a large front aspect window and feature fireplace, kitchen, downstairs bathroom and a separate cloakroom.

The kitchen comprises; eye and base level cupboard and drawer units with roll top work surfaces. Inset sink with mixer tap, washing machine, built-in oven, hob and extractor over. Space and plumbing for dishwasher and space for fridge/freezer.

To the first floor are three generous bedrooms. Bedroom one benefits from an en-suite shower room and built-in wardrobes.

Externally the rear garden measures approximately 60ft. in length and is predominately laid to lawn with patio area immediately to the rear of the property. A gate leads to the side of the property as well as a courtesy door to the garage.

To the front is a further area of lawn and driveway parking for several vehicles which leads to a single garage.

Fleet town centre is a short drive with an array of shops, bars and restaurants, Fleet mainline railway station and access to the M3 are a short drive away and there is easy access to walking, running and cycling routes.

















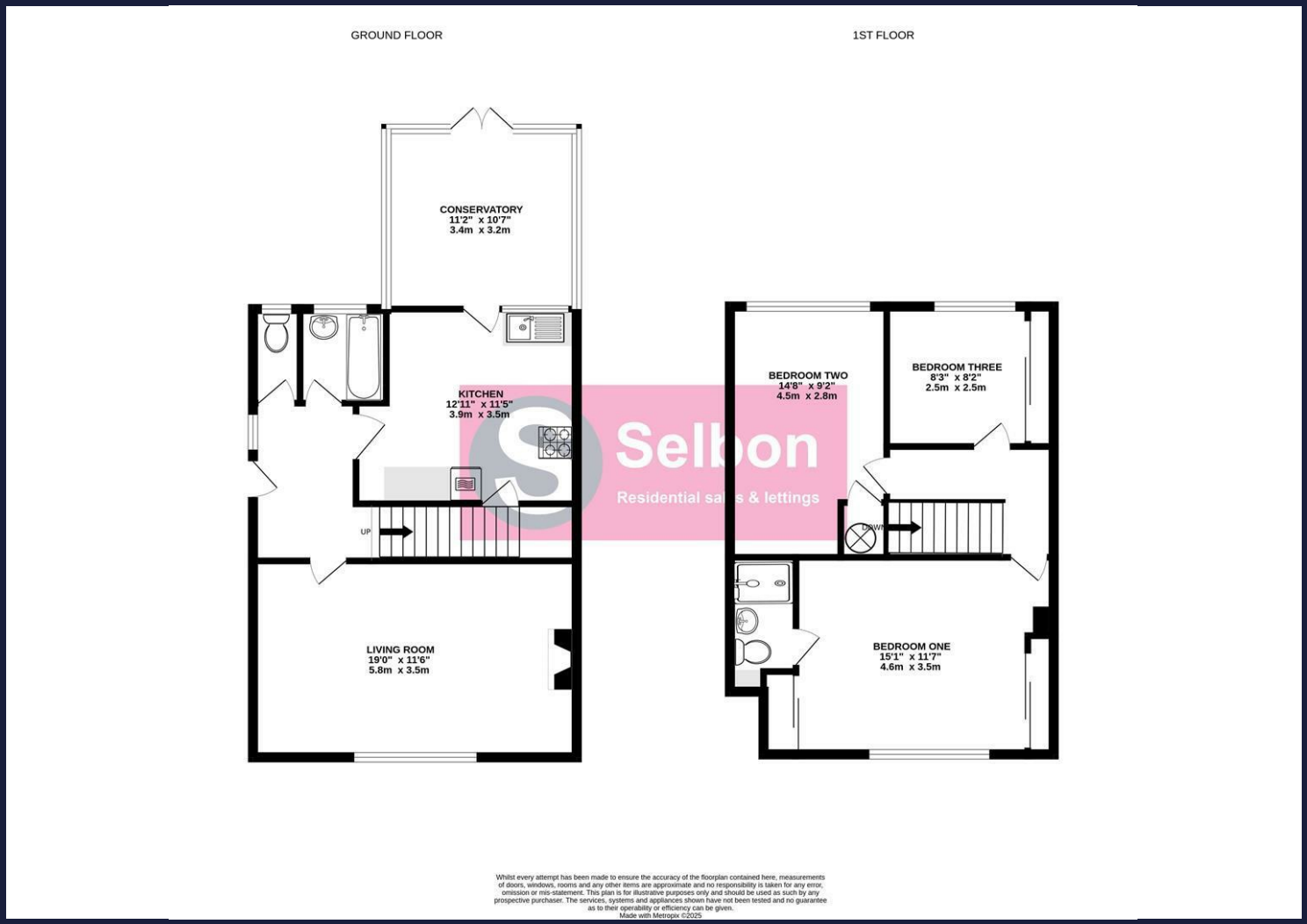




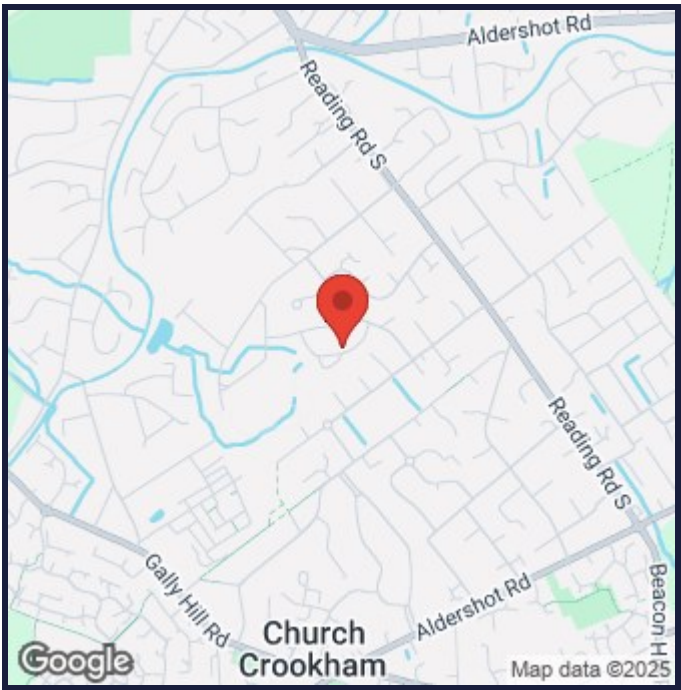




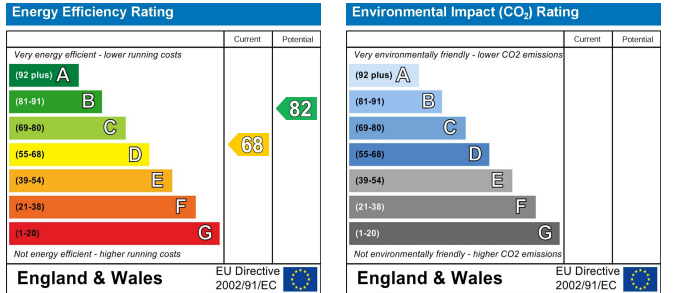
Floor Plans



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: D