



**Selbon**

Residential sales & lettings

Basingbourne Road, Fleet,  
Hampshire, GU52 6TG  
Guide price £250,000 Freehold



**01252 979300**

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



- Character Terrace Home
- Lounge with French Doors To Garden
- Dining Room (Ideal Home Office Space)
- Gas Radiator Heating
- On Street Parking
- Kitchen
- Downstairs Bathroom
- Bedroom
- Courtyard Garden
- No ONward Chain

Selbon Estate Agents are delighted to offer this unique character terrace property to the market, situated in a walkway location, in the ever popular Basingbourne area of Fleet.

Coming to the market for the first time in 19 years, the home offers deceptively spacious accomodation and has been subject to modwrnisation over the years. The property is an ideal first time or investment purchase and is ideal for those looking to work from home as there is a second reception room.

Accessed via a walkway, the front door leads to the 13ft kitchen, which has ample work surfaces, eye and base level storage units, some integrated appliances and appliance space. Off the kitchen there are doors leading to a modern fitted bathroom with a white suite, the lounge which benefits from double glazed French doors to the courtyard garden and the dining room that could be used as a home office.

There are stairs from the dining room, leading to the first floor bedroom, which has storage cupboards.

Further benefits include gas radiator heating and a south westerly facing courtyard style rear garden.

There is no parking with the home but there is ample parking to be found on Basingbourne Road.

The property is located within close proximity of local shops and schools and is a short distance from Fleet town centre 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 a wealth of walking, running and cycling routes including Velmead woods, Basingbourne Park and the Basingstoke canal.

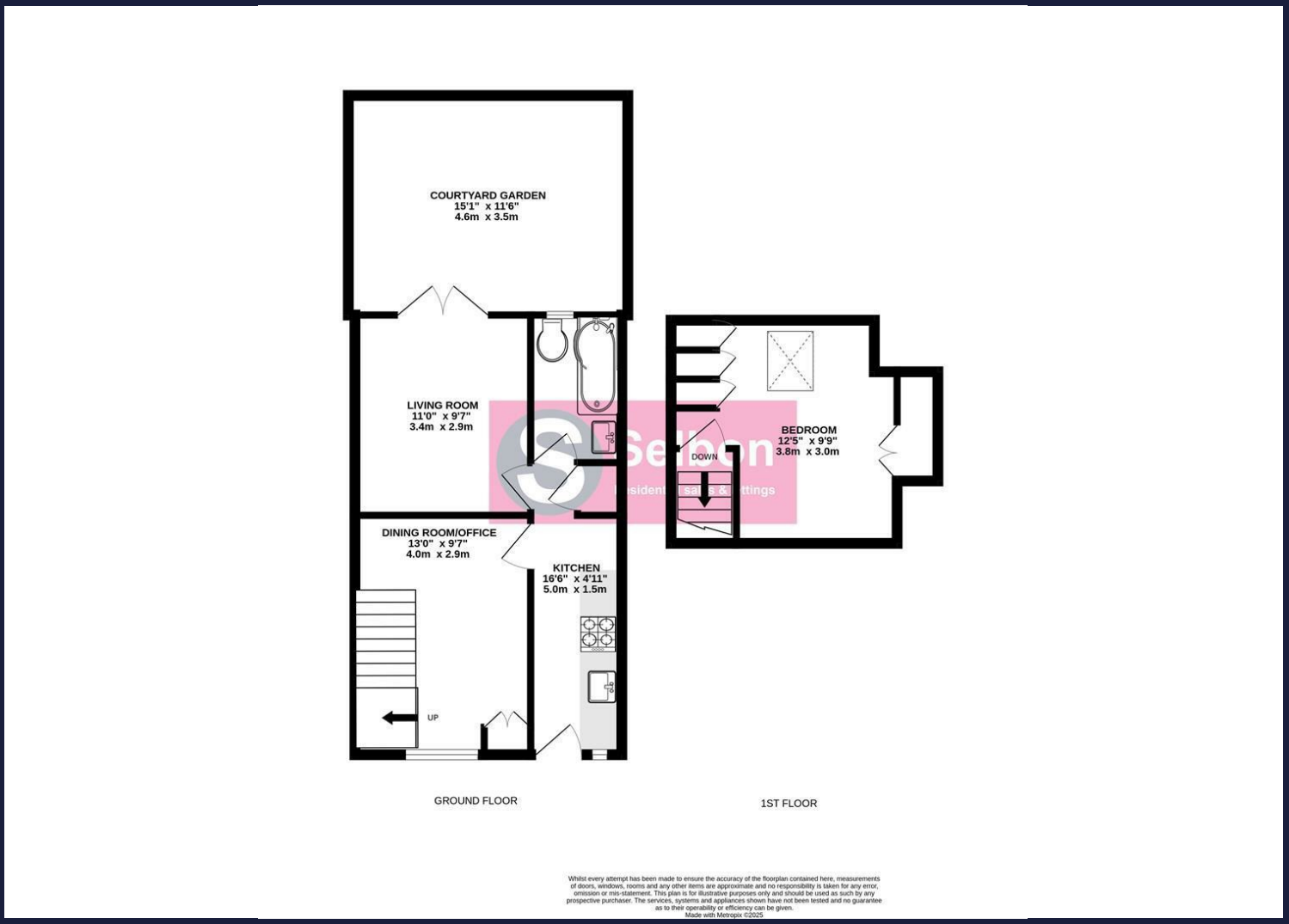
Offered with no onward chain, we would highly recommend an early viewing to appreciate the features of the property and to avoid disappointment.







Floor Plans



Viewing

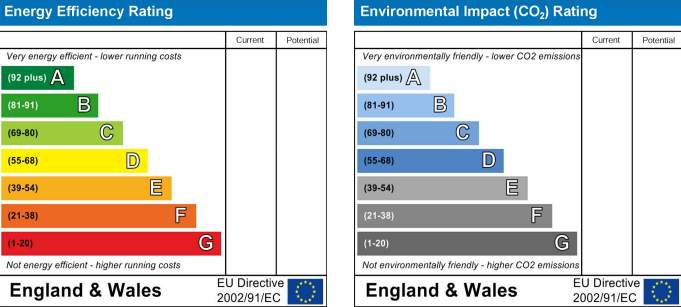
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Area Map



Energy Performance Graph



Council Tax Band: B