



Selbon

Residential sales & lettings

Linkway, Fleet,
Hampshire, GU52 7UN
Offers over £450,000 Freehold



01252 979300
Selbonproperty.co.uk

- Semi-Detached Bungalow
- Three Bedrooms (2 Doubles, 1 Single)
- Living Room With Bay Window
- Approx. 75ft. Rear Garden
- Close to Local Amenities & Schools
- Re-Furbished & Re-Modelled
- 16ft. Re-Fitted Kitchen/Dining Room
- Re-Fitted Bathroom & Cloakroom
- Garage & Driveway Parking
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this three bedroom semi-detached bungalow ideally situated in this non-estate location in Fleet, close to local amenities.

The property have been re-modelled and refurbished by the current owner and offers flexible living accommodation for families as well as those looking to downsize.

The location is excellent with local amenities a stones throw from the property as well as Richmond doctors surgery.

The current school catchment areas include; Heatherside Infant & Junior schools as well as Courtmoor Secondary school.

The ground floor accommodation includes; open plan kitchen/dining room, living room, two bedrooms and a cloakroom.

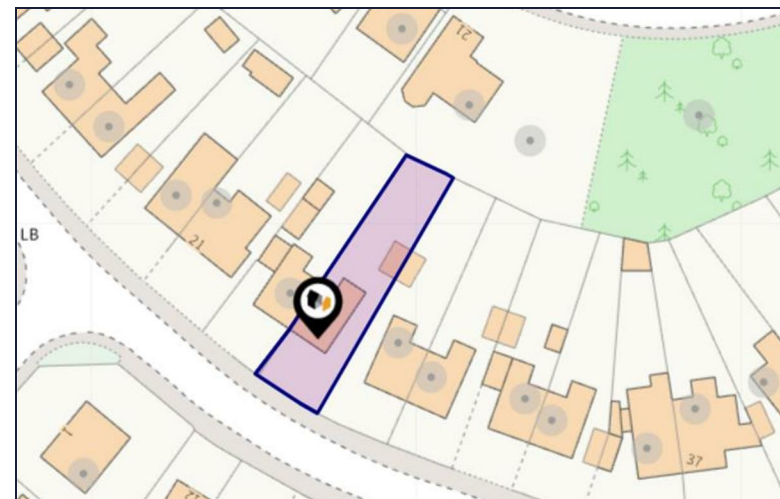
Of particular note is the re-fitted kitchen which comprises; eye and base level shake-style cupboard and drawer units which is complemented with a Quartz work surface as well as a range of built-in appliances. There is a designated dining space (which was previously part of the original bathroom). If a prospective buyer would like a bathroom reinstated on the ground floor the current owner is willing to re-modelled and complete this. However it would mean losing the dining space in the kitchen.

To the first floor you will find the third bedroom/study as well as a newly fitted bathroom with white suite.

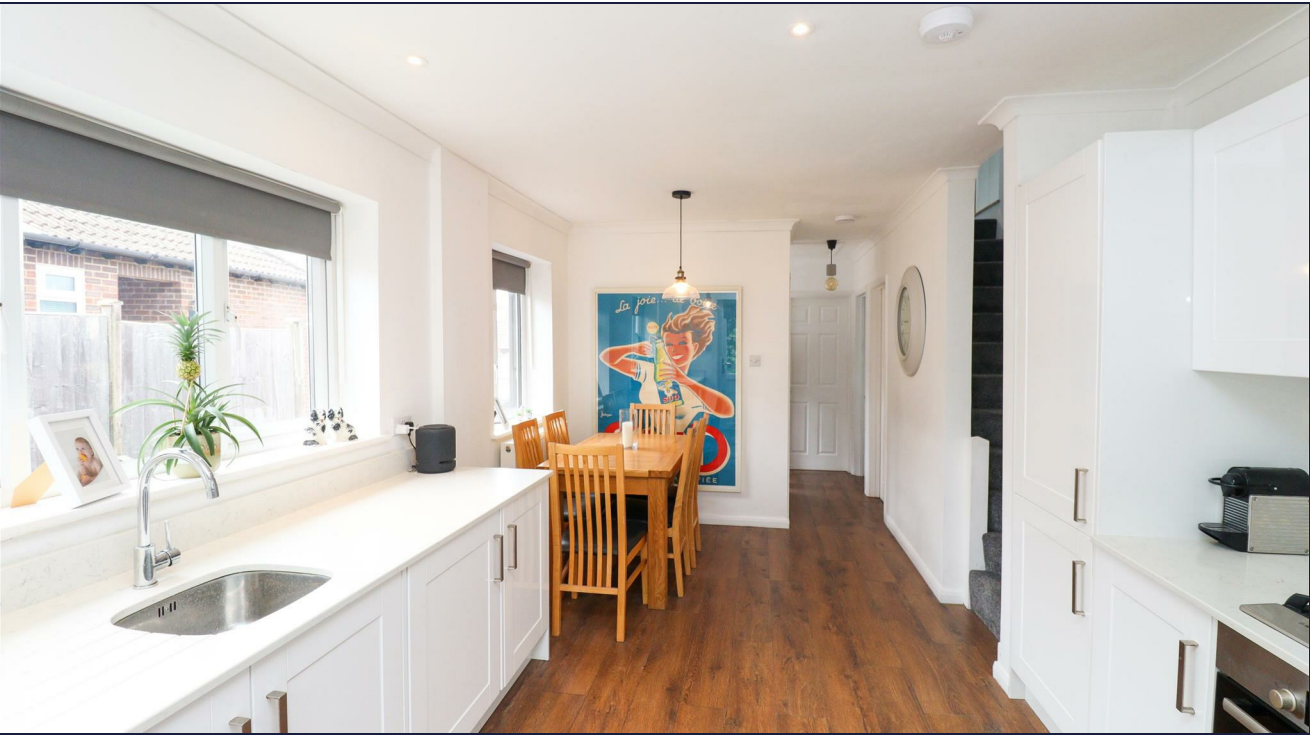
The enclosed rear garden measures approximately 75ft. in length by just under 30ft. in width. The tiered garden is predominately laid to lawn with evergreen planting and a patio area immediately to the rear of the property.

To the front is an area of lawn and shingle (for additional parking) as well as a driveway providing off-street parking which leads to a garage.

Fleet town centre is a short drive with an array of shops, bars and restaurants. There is easy access to walking, running and cycling routes including Velmead woods, Basingbourne Woods and the Basingstoke canal to name a few. For the commuter Fleet mainline station is around 2 miles distant from the property.



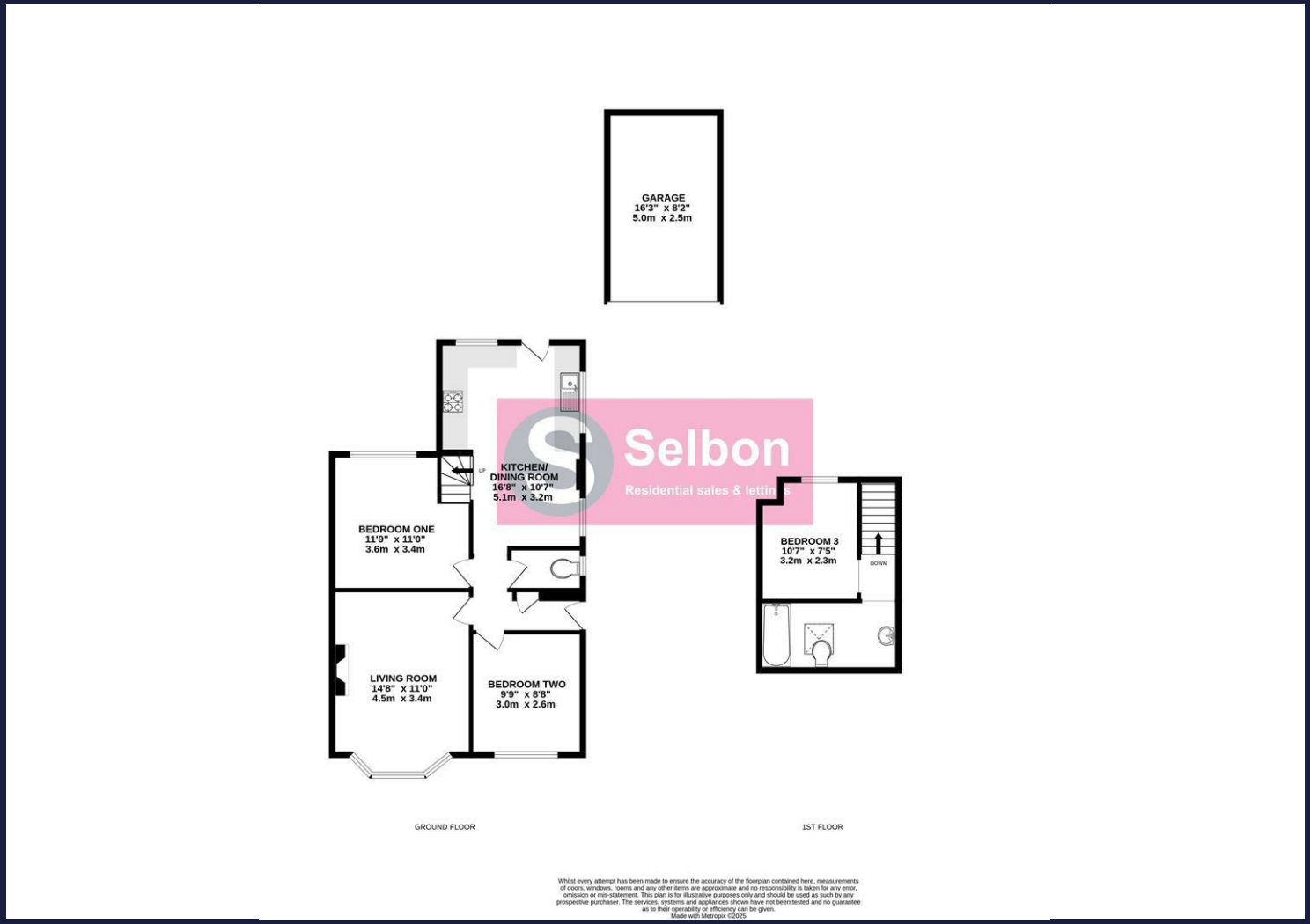




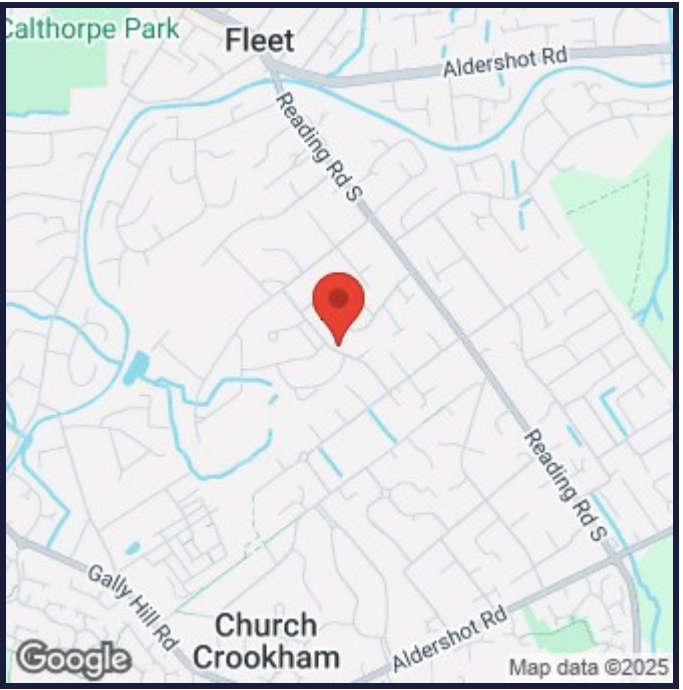




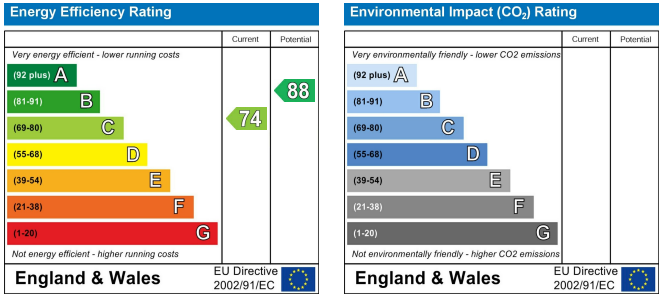
Floor Plans



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

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Council Tax Band: D