



Selbon

Residential sales & lettings

Spring Woods, Fleet,
Hampshire, GU52 7SU

Offers over £500,000 Freehold



01252 979300
Selbonproperty.co.uk

- Semi-Detached Family Home
- Heatherside & Courtmoor Area
- Re-Fitted Kitchen
- Approx. 70ft. Mature Rear Garden
- Ample Driveway Parking & Garage
- Three Bedrooms
- Living Room & Dining Room
- Re-Fitted Shower Room
- Potential to Extend (S.T.P.P)
- Close to Local Amenities & Fleet High Street

Selbon Estate Agents are delighted to offer to the market for the first time in almost 60 years, this three bedroom semi-detached family home, ideally located in this non-estate location in Fleet.

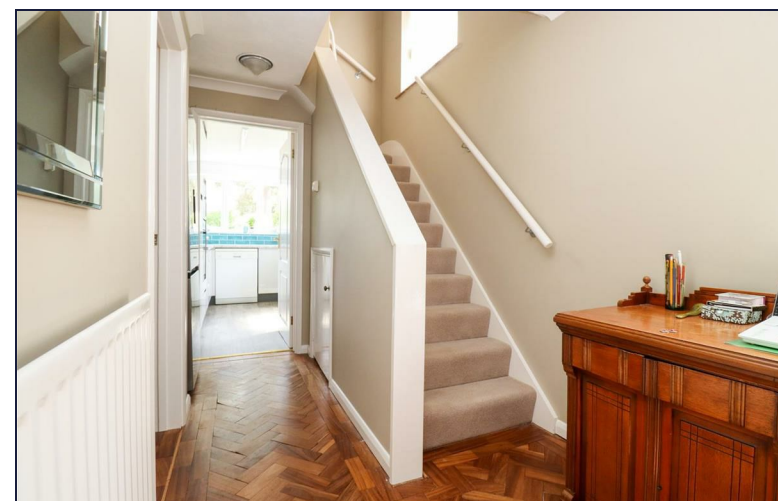
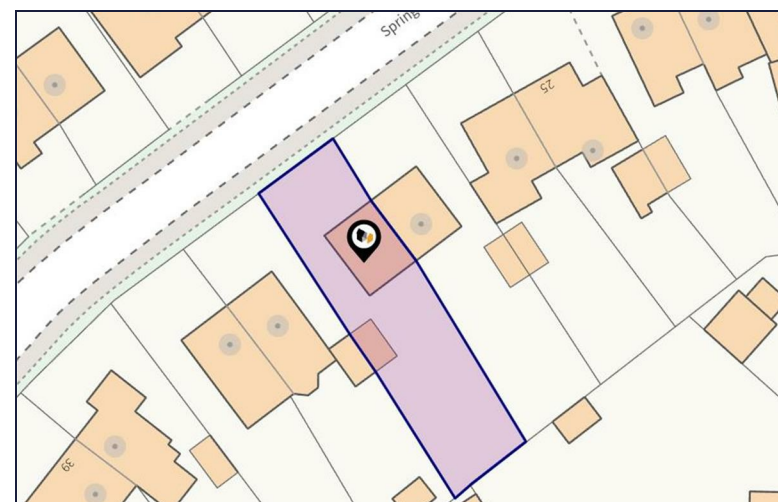
One of the main benefits is the catchment area for local schools, including being a stones throw away from Courtmoor school. The current catchment areas are Heatherside Infant & Junior schools and Courtmoor Secondary school.

On entering the property you are welcomed into a reception hallway with stairs to the first floor and storage cupboard. The ground floor accommodation includes; living room, dining room and kitchen. The kitchen has been re-fitted with eye and base level cupboard and drawer units. Inset sink with mixer tap, floor mounted boiler, door to side of property, space and plumbing for washing machine and dishwasher. Built-in NEFF appliances include; oven, hob and extractor hood over.

To the first floor are three bedrooms and a re-fitted shower room with hand wash basin and separate shower cubicle. In addition there is also a separate toilet with low level W.C.

The garden is one of the main features of this stunning property, which is South-Easterly facing and measures approximately 70ft. in length by 30ft. in width.

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. Local amenities can also be found at Linkway including Richmond doctors surgery. Fleet mainline railway station and access to the M3 are a short drive away.



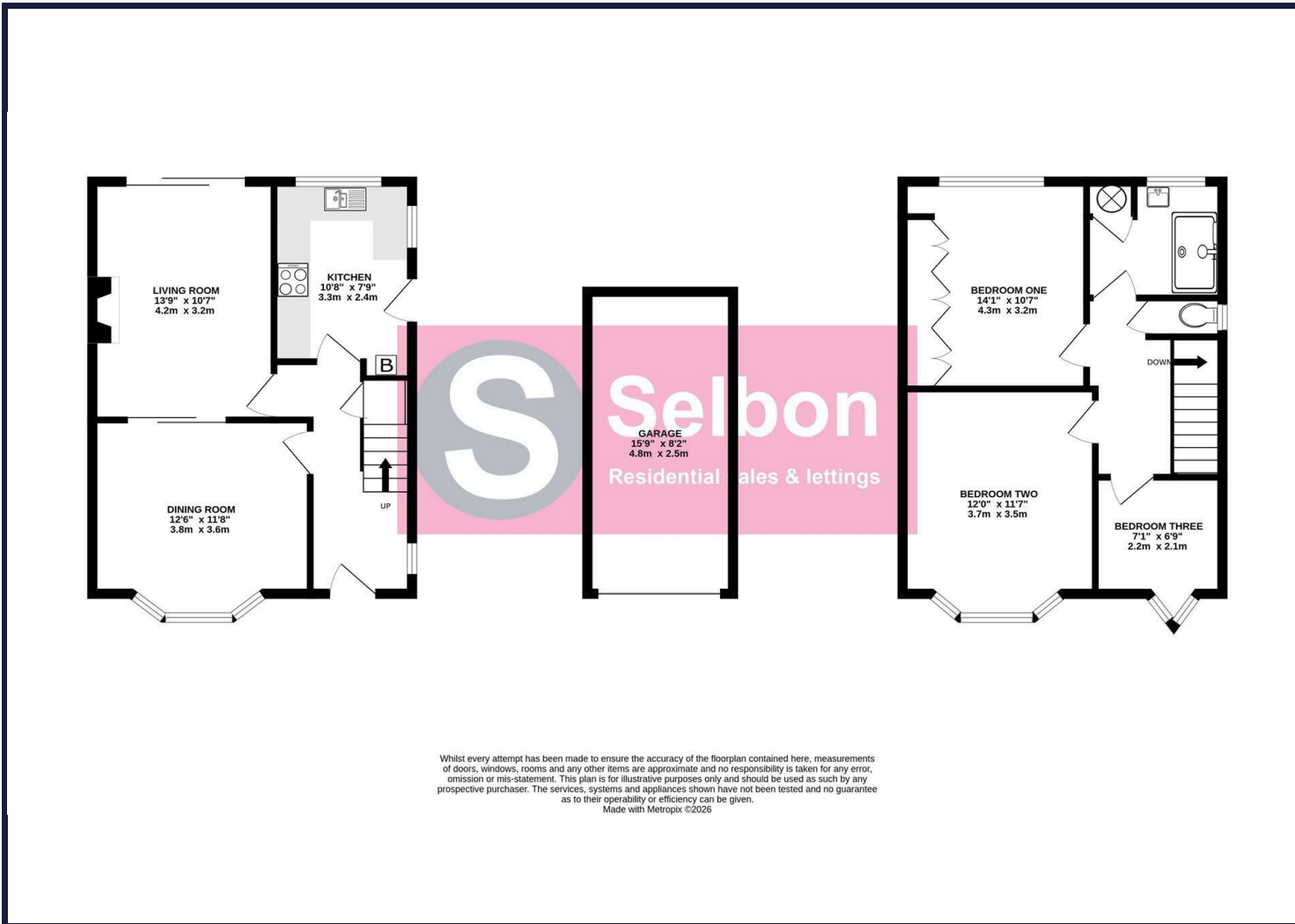




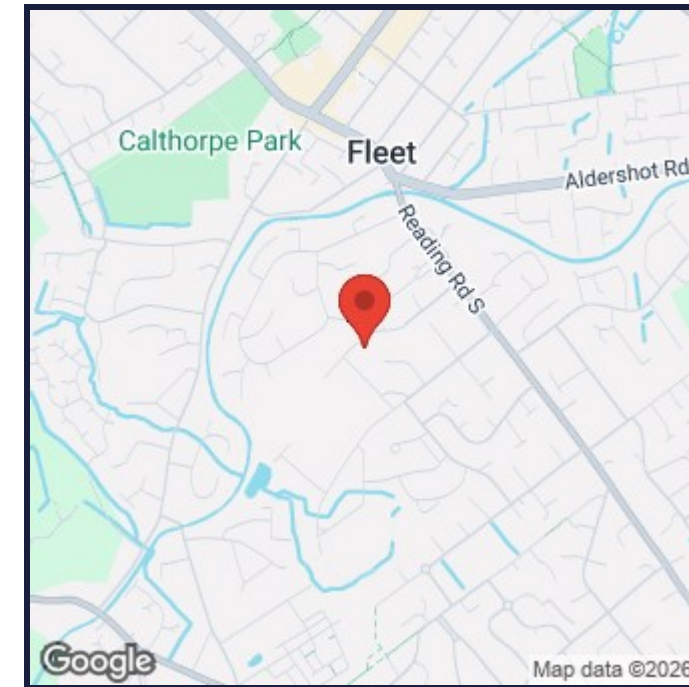




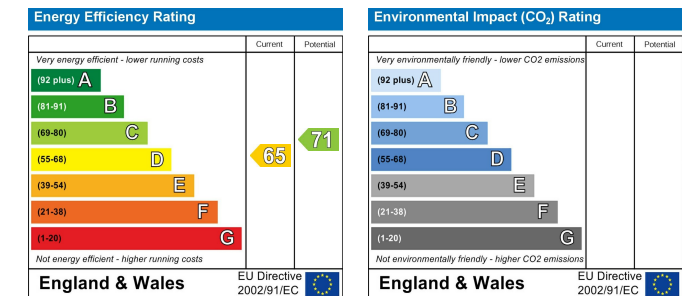
Floor Plans



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 Digital Markets, Competition and Consumers Act 2024 (DMCC Act). 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: E

Selbon Property Services Ltd

Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: 01252 979300 Email: sales@selbonproperty.co.uk