



Selbon
Residential sales & lettings

Fleet Road, Fleet,
Hampshire, GU51 3PJ
Guide price £450,000 Freehold

3 2 1 D

01252 979300
Selbonproperty.co.uk

- No Onward Chain
- Three Bedrooms
- Ample Driveway Parking to the Rear
- Close to Fleet Station & Town Centre
- Character Features Including Fireplaces
- Semi-Detached Character Home
- Sitting Room & Kitchen
- Approx. 100ft. Southerly Facing Rear Garden
- Bathroom & En-Suite Shower Room
- Close to Fleet Pond & Nature Reserve

Selbon Estate Agents are delighted to offer to the market this three-bedroom Edwardian character home, ideally located between Fleet town centre and Fleet mainline railway station.

Ideal for the commuter, Fleet railway station is 0.3 miles from the property, whilst Fleet high street can be reached in under 0.5 miles.

On entering the property, you are welcomed into an entrance hallway with stairs leading to the first floor. The ground floor accommodation includes; front aspect sitting room with bay window and feature fireplace.

The kitchen comprises; eye and base level cupboard and drawer units under a timber work surface, inset butler style sink, built-in oven, hob and extractor, and a space for a washing machine and upright fridge/freezer.

The kitchen includes a door giving access to under stairs storage, and there is ample room for a table.

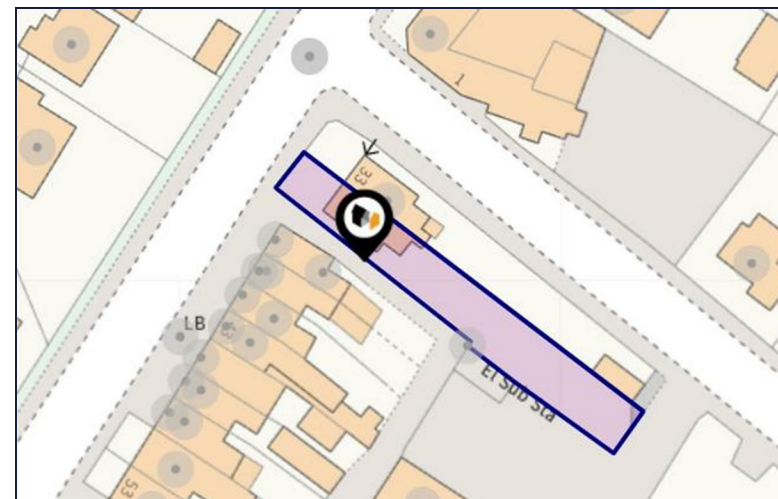
Adjacent to the kitchen is an inner lobby leading to the downstairs bathroom, fitted with a white suite. The lobby has a back door to the rear garden.

To the first floor the landing features a fireplace and doors to the three bedrooms. Bedroom one benefits from an en-suite shower room and feature fireplace.

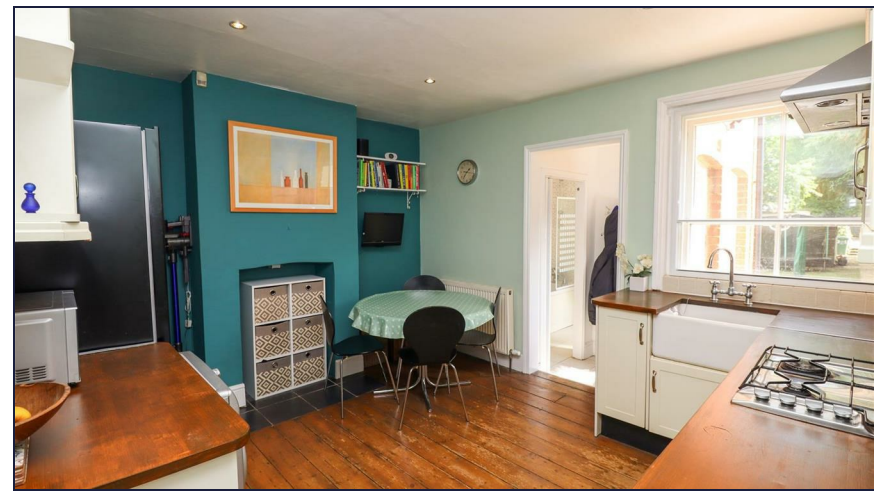
Externally, the south-easterly facing rear garden measures approximately 100ft. in length and is laid to lawn with a patio area immediately to the rear of the property. The garden is enclosed by timber fencing and evergreen borders. At the rear of the garden there is ample driveway parking, accessed from Avondale Road.

For those who love the outdoors, Fleet Pond & Nature Reserve is just around the corner, offering wonderful walking, running and cycling routes. Velmead Woods, Oakley Park, and the Basingstoke Canal are also within walking distance.

The current school catchments include: Fleet Infant School, Velmead Junior School and Calthorpe Park Secondary School. There are also several independent schools within easy reach of Fleet.

















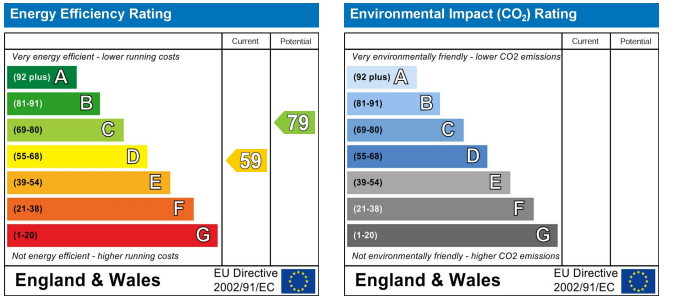
Floor Plans



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