



Selbon

Residential sales & lettings

Lyndford Terrace, Fleet,
Hampshire, GU52 7SE

Offers in excess of £420,000 Freehold

2 1 2 D

01252 979300

Selbonproperty.co.uk

- Victorian Character Property
- Two Reception Rooms & Conservatory
- Re-Fitted Four Piece Bathroom
- Driveway Parking
- Close to Local Schools & Fleet Town Centre
- Re-Furbished & Tastefully Restored
- Two Bedrooms
- Mature Rear Garden
- Cul-De-Sac Location
- Potential to Extend (S.T.P.P)

Selbon Estate Agents are delighted to offer to the market this two bedroom Victorian character property offered for sale in excellent order, having undergone meticulous refurbishment by the current owner.

The property is conveniently located for both Heatherside Infant & Junior schools, Fleet Infants, Velmead Junior school and Courtmoor Secondary school. Fleet town centre is a short distance away as well as an abundance of outdoor space ideal for those who like to run, walk or cycle. Fleet mainline train station is approximately 1.7 miles distant with trains to London Waterloo in around 40 minutes.

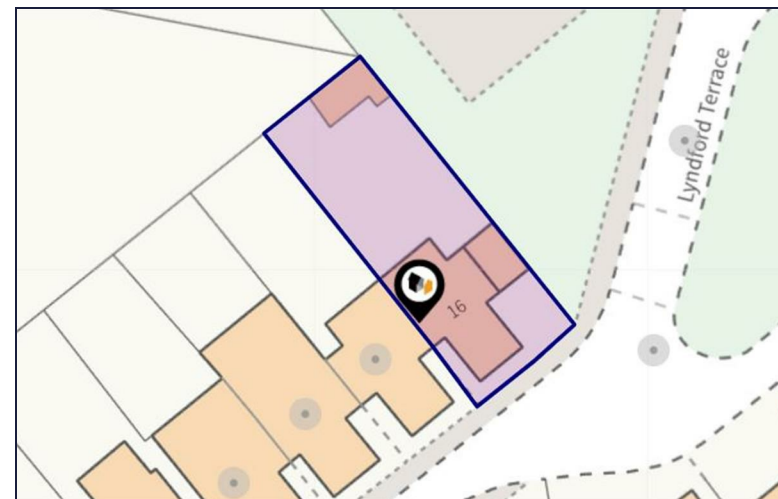
The property boasts many character features including high ceilings, feature fire places, ornate radiators and bay window.

The accommodation comprises; front door leading to porch which in turn leads to entrance hallway with stairs leading to first floor landing. Front aspect living room with bay window and feature fireplace, dining room with feature fireplace, door to cupboard and opening to kitchen. Kitchen comprises eye and base level units with Granite work surfaces, inset sink with mixer tap, built-in gas hob, built-in electric oven, tiled flooring and part tiled walls. Double doors lead to a 14ft. conservatory with utility space, which in turn leads to the rear garden.

To the first are two bedrooms and a re-fitted family bathroom. The bathroom boasts a white four piece suite comprising; pedestal wash hand basin, low level WC, standalone roll top bath with central filler tap and fully tiled walk-in shower cubicle. There are also front and rear aspect windows.

Externally the rear garden measures approximately 35ft. in length and is predominately laid to lawn. Immediately to the rear of the property is an area of decking. Access to the front via side gate, and workshop/store at the rear of the garden.

The property has the potential to extend (S.T.P.P). There is a gate in the rear garden for use of access for neighbouring properties should they need to.



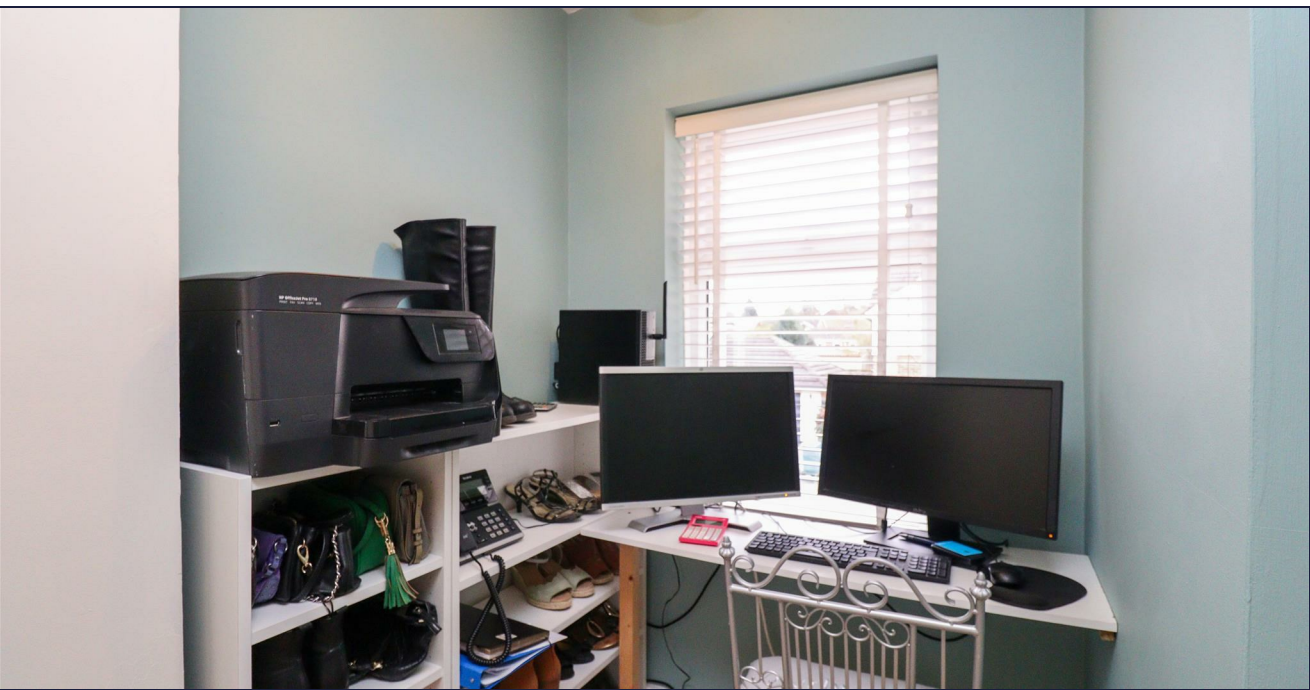








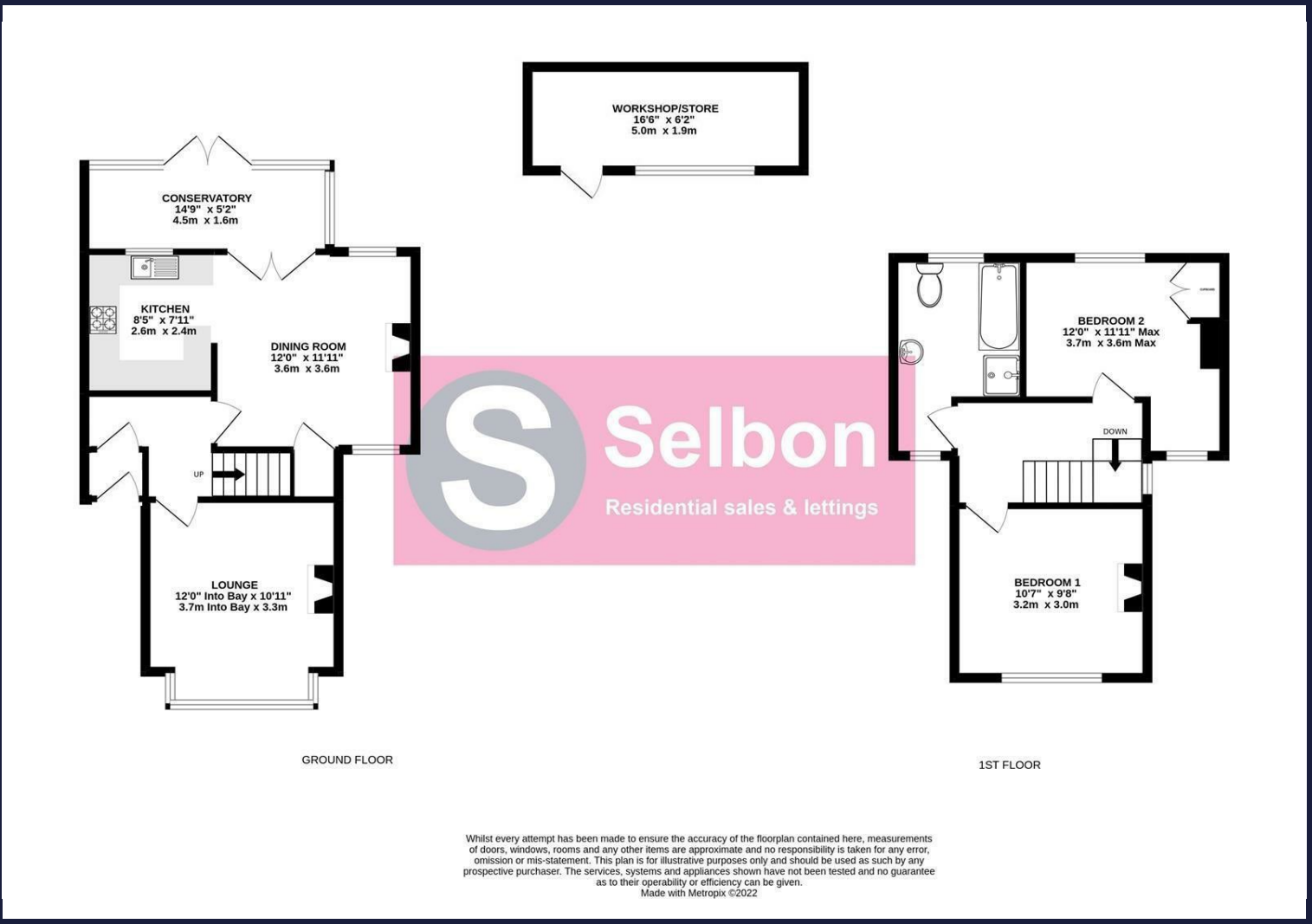








Floor Plans



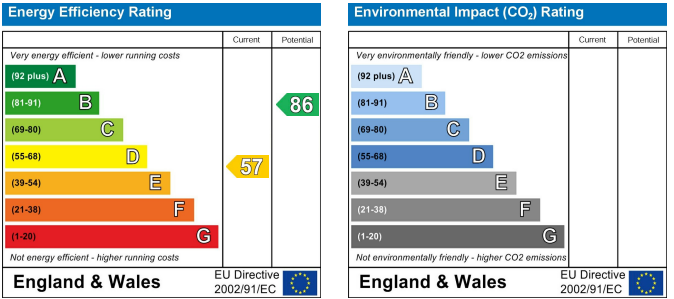
Viewing

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

Area Map



Energy Performance Graph



Council Tax Band: D

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