



Selbon

Residential sales & lettings

Nursery Close, Fleet,
Hampshire, GU51 3JE

Offers in excess of £450,000 Freehold



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Selbonproperty.co.uk

- Extended Semi Detached Home
- Lounge & Dining Room
- 3 Bedrooms & Bathroom
- South Easterly Facing Garden
- Pondtail Location
- Entrance Hall & Cloakroom
- Extended kitchen
- Gas Radiator Heating & Double Glazed Windows
- Garage & Driveway
- No Onward Chain

Selbon Estate Agents are delighted to offer this semi detached property to the market, situated in the ever popular Pondtail area of Fleet, within close proximity of local shops and schools.

Coming to the market for the first time in over 30 years, the home has had an extension to the kitchen and is an ideal family home for those looking to put their own stamp on a property, with potential for further extension and development.

The property is accessed via a driveway giving access to the double glazed front door, which in turn to the entrance hall, with stairs to the first floor landing and doors to the cloakroom with a white suite, lounge/dining room and the snug area.

The 25ft dual aspect lounge/dining room has a fireplace, space for table and chairs, an arch leading to the snug area and double glazed French doors the garden. The snug area overlooks the garden and has a door to the 13ft kitchen, which has ample work surfaces, storage units and appliance space as well as a door to the rear garden.

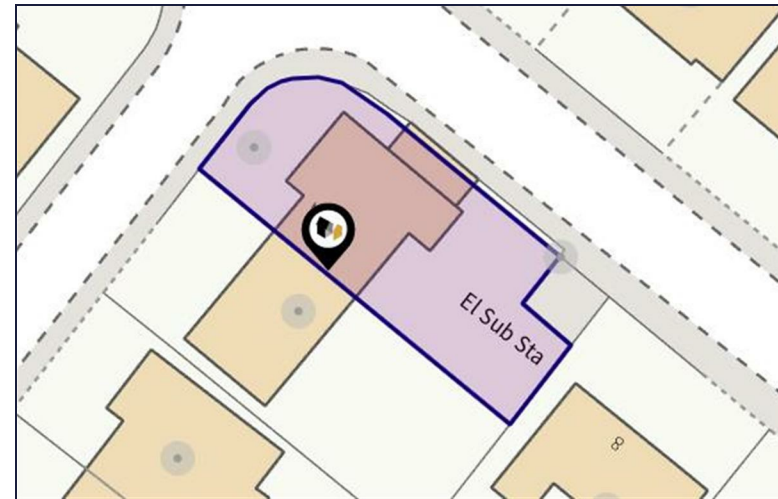
The first floor landing has access loft access and doors to the three bedrooms and the shower room.

The property further benefits from gas central heating, double glazed windows, an open plan front garden, driveway offering parking for two cars, a south easterly facing rear garden and an attached garage.

Pondtail is an ideal setting for those who are looking for easy access to the town centre and mainline railway station and for those who love the outdoors, there is Velmead Woods and the Basingstoke canal a short distance away and Fleet pond is just round the corner, all offering wonderful walking, running & cycling routes.

There are excellent road links giving access to the M3 to London and Basingstoke, the A3 to Guildford with Farnham, Farnborough, Aldershot, Camberley as well as popular villages Odiham, Crondall and Ewshot all a short drive away.

Offered with no onward chain, we would highly recommend an early viewing to fully appreciate the home.













Floor Plans

