



Selbon

Residential sales & lettings

Drovers End, Fleet,
Hampshire, GU51 2XB
Guide price £350,000 Freehold



01252 979300
Selbonproperty.co.uk

- Two Bedroom Terrace Home
- Kitchen
- 14ft. Conservatory
- Close to Local Amenities
- Cul-De-Sac Location
- Ancells Farm Development
- 17ft. L-Shaped Lounge/Dining Room
- Enclosed Southerly Facing Rear Garden
- Driveway Parking
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this two bedroom terrace home to the market, conveniently situated, in a cul-de-sac location, on the ever popular Ancells Farm development.

The property is an ideal first time, investment purchase or for those looking to downsize to a lock up and go property. Due to the close proximity of Fleet's mainline railway station and junction 4a of the M3, the property will also suit commuters.

Accessed via a path leading to the front door, which in turn leads in to the hallway with stairs to the first floor and storage cupboard.

The ground floor accommodation includes; 17ft L-shaped lounge/dining room, kitchen and a 14ft. conservatory. The conservatory does require some attention/replacement (which the owners did recently obtain a quote to replace it) or could be taken down and an extension added (subject to usual planning permissions)

The first floor landing has access to the loft and doors leading to the two bedrooms and the bathroom.

The rear garden is laid to lawn with an area of decking to the rear. To the front of the property is a small area of garden and driveway parking for one car. There are ample visitors spaces opposite the property.

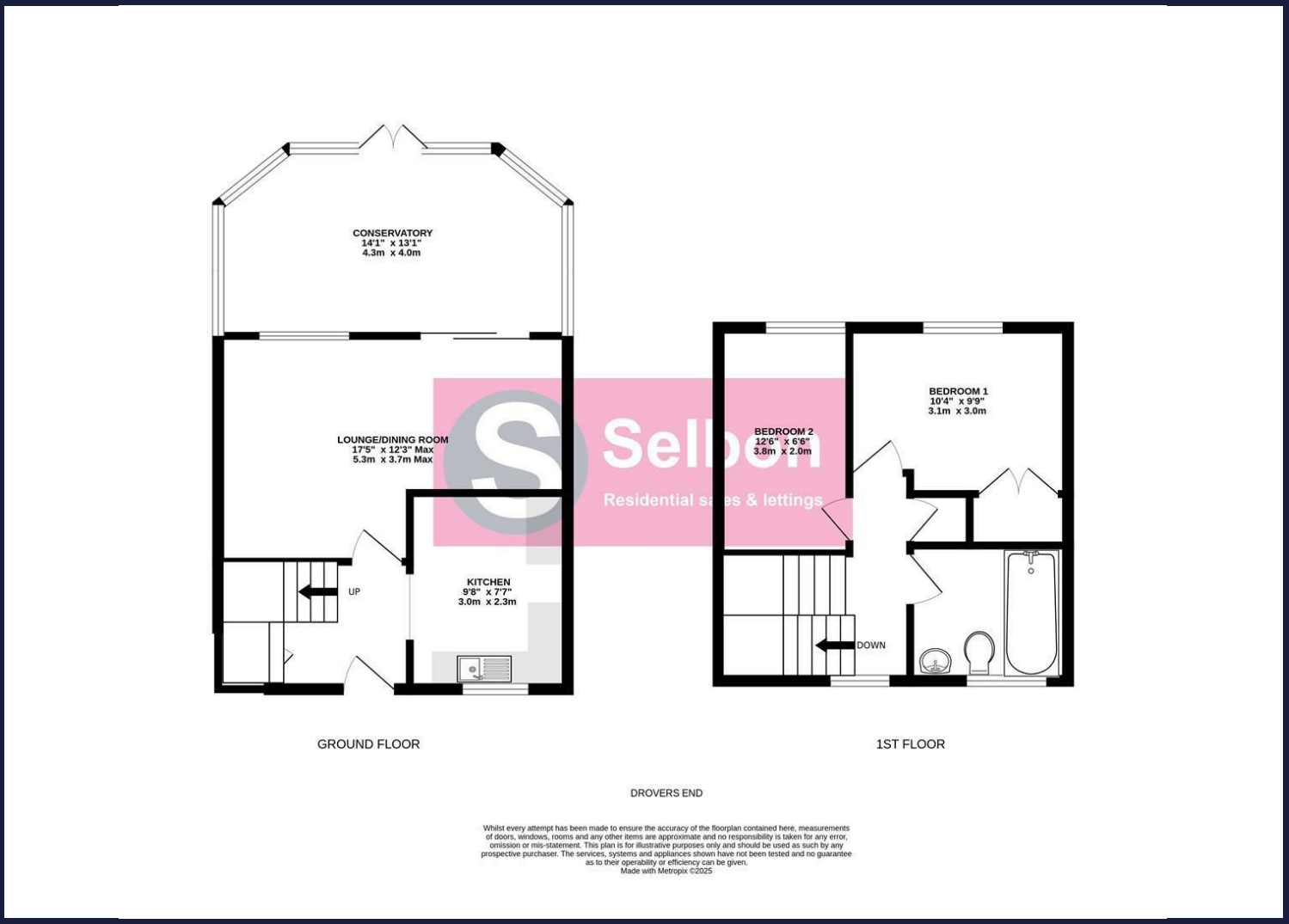
Ancells Farm has a local parade of shops with a Tesco express and fish and chip shop, there is a pub and bus stops and is within close proximity of Fleet main line station with access to London Waterloo. There are excellent road links including the M3, A30 & A3, giving access to London, Basingstoke, Guildford and many other towns and villages.

Fleet town centre with an array of shops, bars and restaurants is within walking distance as well as Fleet pond and Elvetham Heath nature reserve offering excellent walking, running and cycling routes.





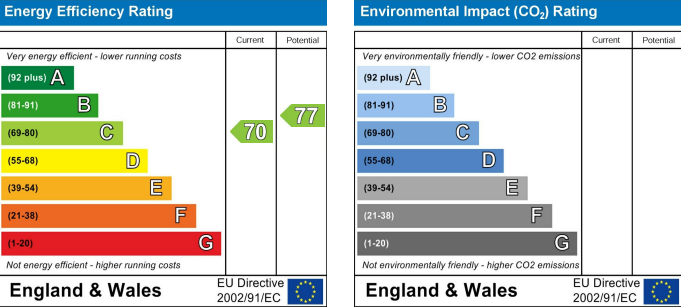
Floor Plans



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

Council Tax Band: D

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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