



Selbon

Residential sales & lettings

Aldershot Road, Church Crookham, Fleet,
Hampshire, GU52 8EH

Offers over £350,000 Freehold



01252 979300

Selbonproperty.co.uk

- Sought After Location
- Generous Plot
- Outbuilding with power and heating
- Close Proximity of Shops
- Semi-Detached
- Two Parking Spaces
- Scope to Extend STPP
- Ideal First Time Purchase or Investment Purchase
- Refitted Kitchen
- Two Bedrooms

Selbon Estate Agents are delighted to offer to the market this two-bedroom semi-detached home, which is situated within the sought-after area of Church Crookham. Benefits to this property include a generous plot with scope to extend STPP, a refitted kitchen, two parking spaces and this property would make an ideal first-time purchase or investment purchase.

Accommodation comprises of an entrance hall leading to the kitchen which has been refitted to a high standard and offers a range of units, work surfacing, integrated appliances and additional appliance space. At the rear of the property the living/dining room has an under stairs storage cupboard and access through a set of French doors to the rear garden.

On the first floor the property has two spacious bedrooms with both bedrooms offering built in wardrobes. The accommodation on the first floor is finished with the family bathroom which offers a bath with shower overhead, toilet and sink.

Outside the rear garden is mainly laid to lawn with a mixture of flower beds. At the side of the garden a useful workshop can be found which is suitable for home working, gym or storage. The workshop also offers its own electric supply. Outside the back of the property you will find a patio area which is ideal for al fresco dining. Outside the back gate you will find two allocated parking spaces and a visitors parking space.

The property sits in the catchment area of many of Fleet's sought after schools including Heatherside and Courtmoor, local shops including a cafe, newsagents, Tesco express and a fish and chips shop are all within walking distance. For those seeking the outdoor life, Velmead Woods, Tweseldown and the Basingstoke canal are all close by offering excellent dog walking, running and cycling routes.





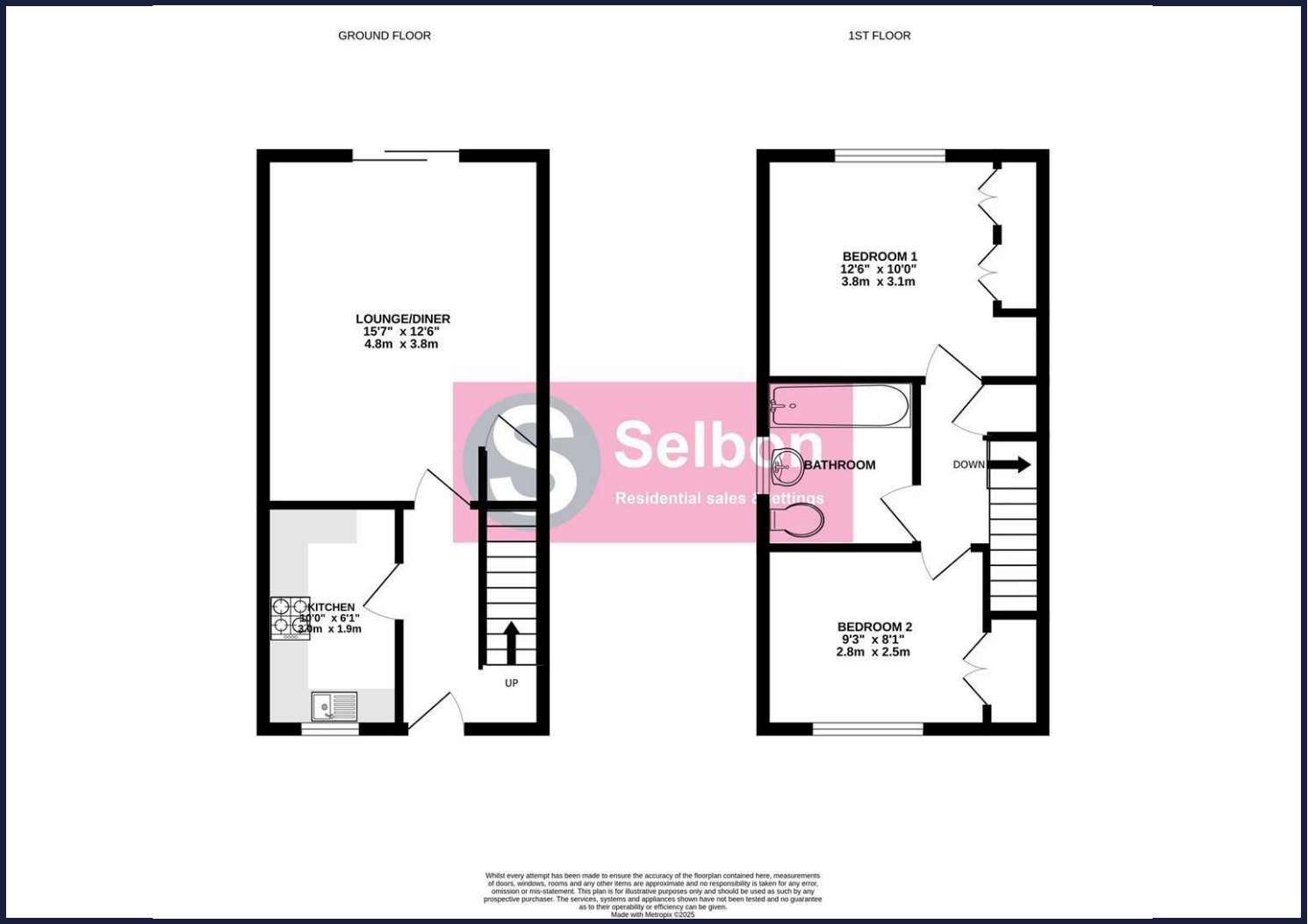








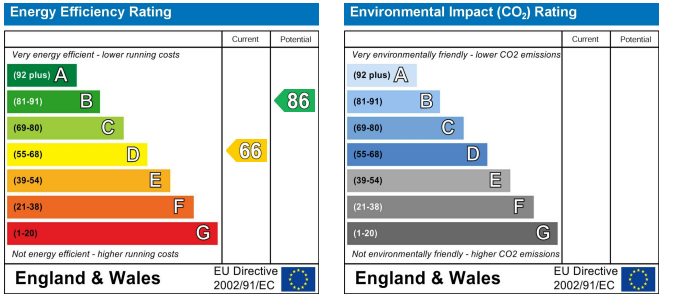
Floor Plans



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

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). 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: D