



**Selbon**

Residential sales & lettings

St. Swithins Road, Fleet,  
Hampshire, GU51 1GL

Guide price £365,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Sought After Location
- Allocated Parking
- Enclosed Rear Garden
- Downstairs W.C
- Close Proximity of Local Amenities
- Close Proximity of Elvetham Heath Nature Reserve
- Two Bathrooms
- Living Rooms
- Two Bedrooms
- Close Proximity of Elvetham Heath Primary School

Selbon Estate Agents are delighted to offer to the market this two-bedroom terrace home which is situated within the sought after development of Elvetham Heath. Benefits to this property include allocated parking, two bathrooms and this property would make an ideal first-time purchase or investment property.

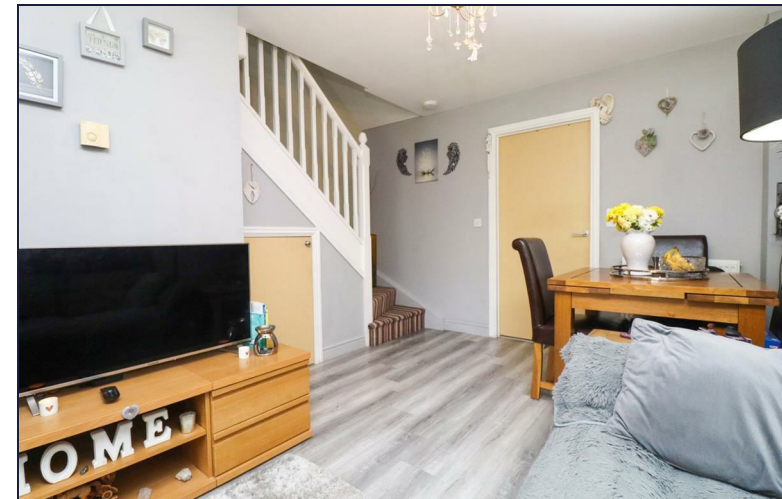
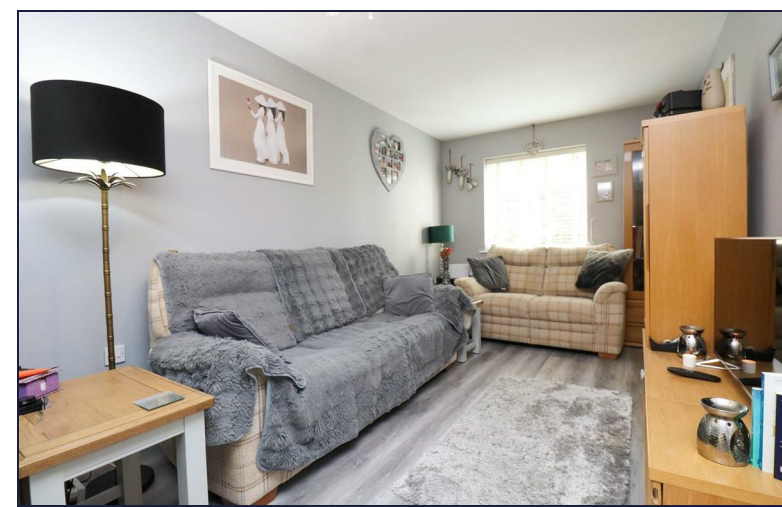
Accommodation comprises of an entrance hall which leads into the living room which offers access to the first floor and storage. The kitchen has been finished to a high standard and offers a range of units, work surfacing, integrated appliances and additional appliance space. At the rear of the property you access through a set of French doors to the rear garden and the accommodation is finished with the downstairs W.C

On the first floor the property offers two spacious bedrooms with both bedrooms offering built in wardrobes and the main bedroom offering an en-suite shower room. The accommodation on the first floor is finished with the family bathroom which offers a bath, toilet and sink.

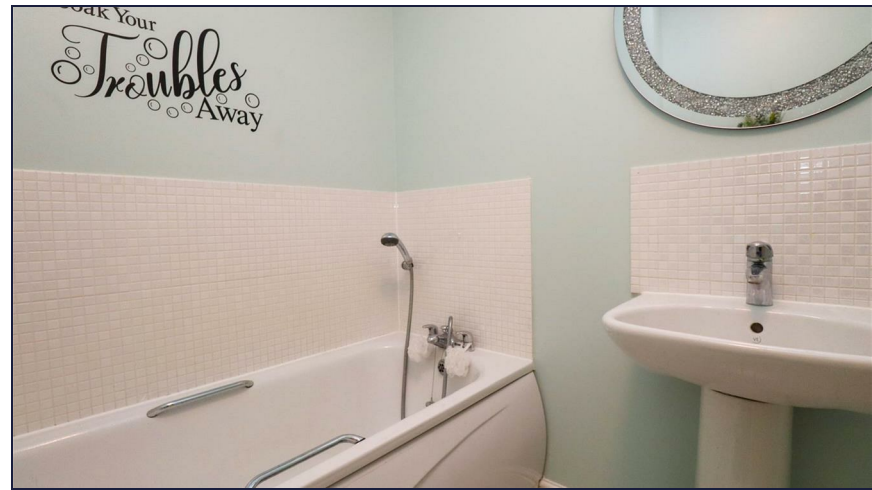
Outside the enclosed garden is predominantly laid to artificial grass with a mixture of flowers, shrub beds and a useful storage shed. Outside the back of the property you have a patio area which is ideal for alfresco dining. At the bottom of the garden a gate gives access to the rear of the property with allocated parking for the property.

Elvetham Heath is a development with a wealth of amenities including a supermarket, primary school, church and public house. Various activities and facilities are enjoyed by the local community including a football pitch, cycling and running clubs.

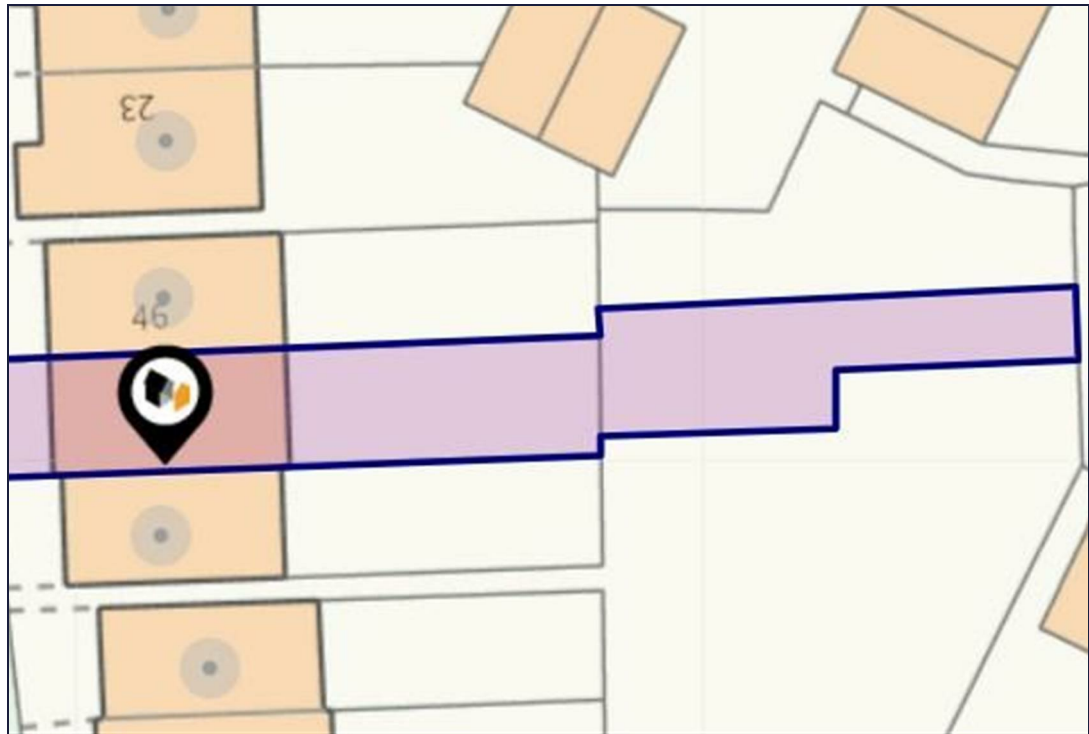
Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, restaurants, bars and coffee shops,.









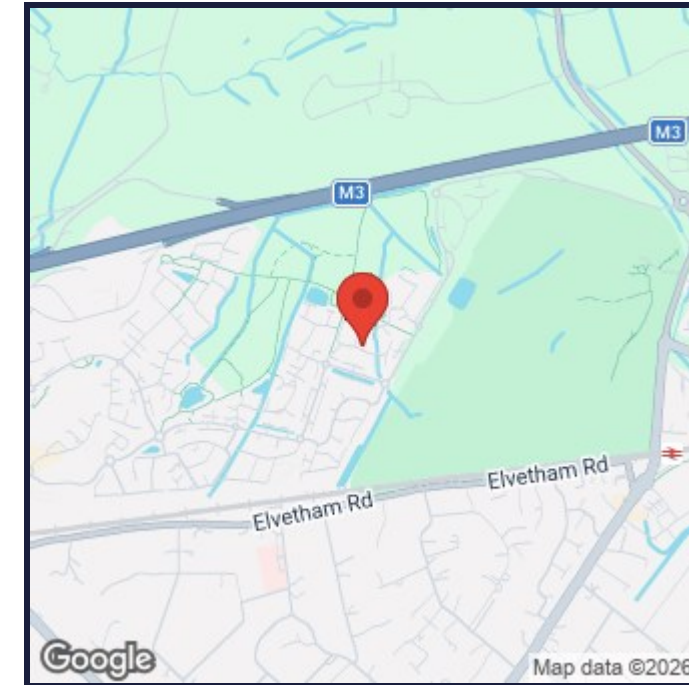




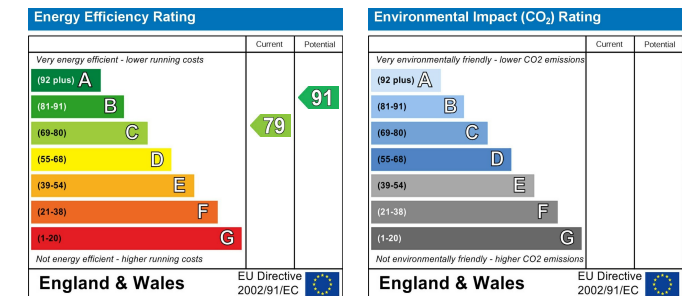
## Floor Plans



## 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

### Selbon Property Services Ltd

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