



Selbon

Simply Different

Pondtail Close, Fleet,
Hampshire, GU51 3JR
Offers over £400,000 Freehold



01252 979300
Selbonproperty.co.uk

- Semi-Detached Bungalow
- Re-Fitted Kitchen
- Re-Fitted Bathroom
- Driveway Parking & Garage
- Close to Fleet Pond, Train Station & Town Centre
- Two Bedrooms
- Living/Dining Room
- Enclosed Rear Garden
- Cul-De-Sac Location
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this two bedroom semi-detached bungalow in excellent order throughout, situated in this cul-de-sac location in the Pondtail area of Fleet.

The property has been upgraded internally and includes a re-fitted kitchen and bathroom. The current school catchment areas include: Fleet Infant school, Velmead Junior school and Calthorpe Secondary school.

On entering the property you are welcomed into a reception hallway with double doors to storage cupboard. The 25ft. living/dining room offers great space for entertaining and opens to the kitchen.

The kitchen has been re-fitted and comprises; eye and base level cupboard and drawer units under a Quartz work surface. Inset double sink with mixer tap, built-in oven, 5 ring gas hob and extractor over. There is space for an American fridge/freezer and breakfast bar area.

There are two good sized bedrooms and a re-fitted bathroom. The bathroom comprises; panel enclosed bath with mixer tap and shower over, hand wash basin and W.C.

Externally the rear garden is predominately laid to patio with mature rear borders and a courtesy door to the garage.

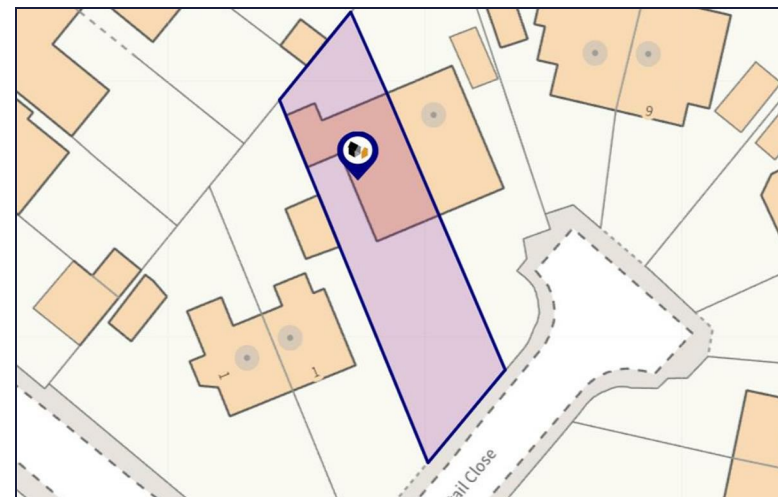
The front garden measures approximately 60ft. in length and is mainly laid to lawn. Driveway provides off-street parking for several vehicles which leads to 19ft. garage.

The property is located in the Pondtail area of Fleet close to Fleet Pond & Nature Reserve. Fleet mainline train station and Fleet town centre are both under 2 miles distant from the property.

Fleet town centre has an array of shops, bars and restaurants. For commuters there is easy access to the M3 motorway, A30 and A3, with Fleet mainline station (Waterloo Line) a short distance away, as well as being in catchment for some of Fleets sought after schools.

For those who enjoy the outdoors, Fleet Pond, several nature reserves and the Basingstoke canal, all offer excellent walking and cycling routes.

Offered with no onward chain.



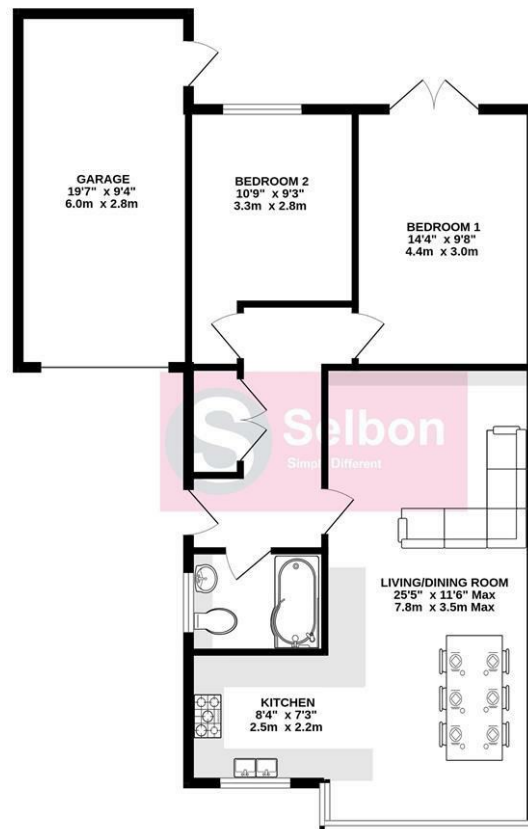








Floor Plans



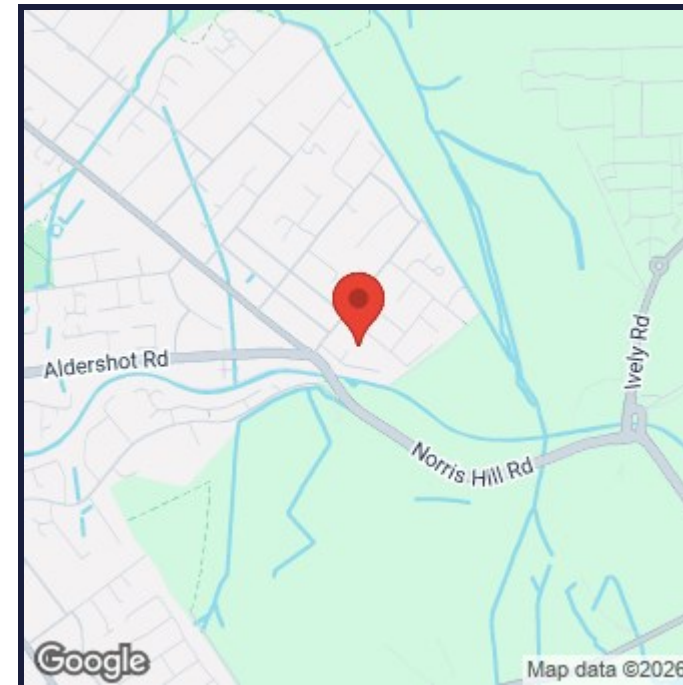
TOTAL FLOOR AREA : 925 sq.ft. (85.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Performance Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	Current	Potential	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC

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

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