



Selbon

Simply Different

Basingbourne Road, Fleet,
Hampshire, GU52 6TG
Guide price £600,000 Freehold



01252 979300
Selbonproperty.co.uk

- Detached Bungalow
- Living Room & Dining Room
- Four Piece Family Bathroom
- Driveway Parking & Garage
- Close to Local Schools & Amenities
- Two Bedrooms
- Kitchen & Conservatory
- Mature Southerly Facing Rear Garden
- Potential to Extend (S.T.P.P)
- Gas Central Heating & Double Glazed Windows

Selbon Estate Agents are delighted to offer to the market this detached bungalow to the market, conveniently located close to local shops and sought after schools.

This deceptively spacious home is coming to the market for the first time in over 30 years and is ideal for those looking for single storey living or someone looking to find a property where they can extend and make improvements, subject to normal planning consents.

Accessed via the driveway and front garden the front door leads to the entrance hall which has access to the loft as well as doors to the dining room, kitchen, 2 bedrooms and the bathroom.

The front aspect dining room has open plan access to the living room which has patio doors leading to the garden. The kitchen has a range of storage units, work surfaces, some integrated appliances, door to pantry and a door to the conservatory. The conservatory has French doors to the rear garden.

Both of the double bedrooms benefit from fitted wardrobes and there is a four piece family bathroom.

Further benefits include gas radiator heating, double glazed windows, a mature south easterly rear garden with a high degree of privacy, garden sheds and patio area immediately to the rear of the property.

There is a garage with up & over door and driveway parking for several cars.

The property is located within close proximity of local shops and is in the catchment area for many of Fleet's sought after schools. Fleet town centre is within walking distance or a short drive, with an array of shops, bars and restaurants. Fleet mainline railway station and access to the M3 & A3 are a short drive away.



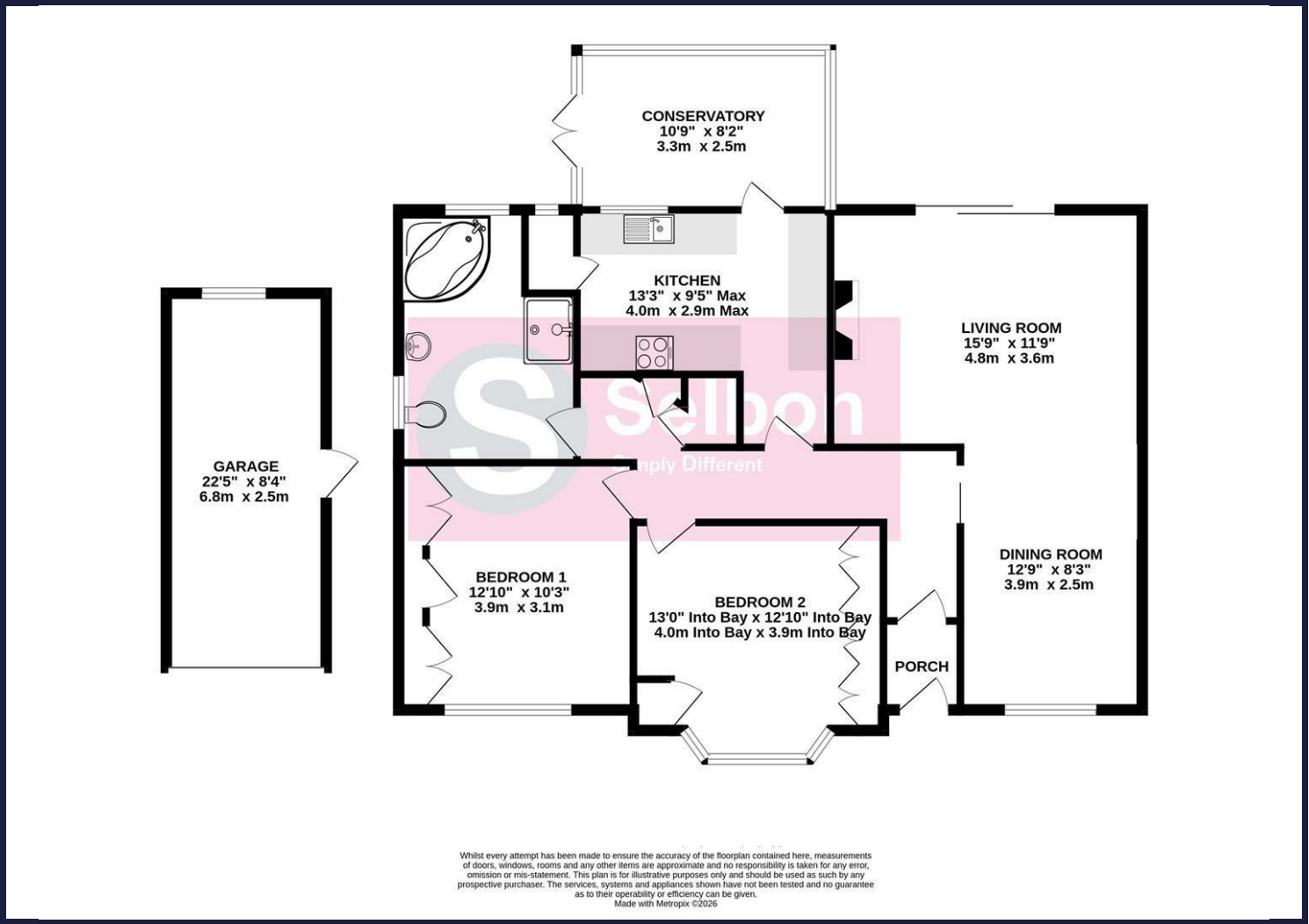








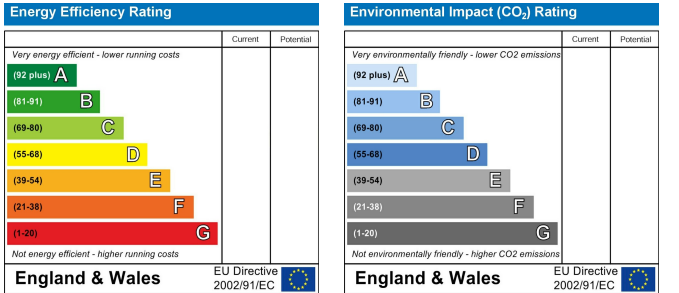
Floor Plans



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 Digital Markets, Competition and Consumers Act 2024 (DMCC Act). 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: E