



Selbon

Residential sales & lettings

Albert Street, Fleet,
Hants, GU51 3RL

Offers in excess of £425,000 Freehold

 2  1  1  D

01252 979300

Selbonproperty.co.uk

- Older Style Semi Detached
- Lounge
- 2 Double Bedrooms & Bathroom
- Detached Garden Room/Office
- Driveway Parking For 2 Cars
- Entrance Hall
- Remodeled Kitchen/Dining Room
- Gas Radiator Heating & Double Glazed Windows
- Enclosed Rear Garden
- Town Centre Location

Selbon Estate Agents are delighted to offer this older style semi detached home to the market, conveniently located in Fleet town centre.

The vendors purchased the home in 2019, having spent the last 6 years, remodelling and sympathetically refurbishing the property, including a recently refitted kitchen, some new flooring, redecoration and the installation of a new boiler.

Further improvements include bespoke fitted wardrobes and a detached home office/garden room and there are feature fireplaces to the reception rooms and bedrooms

There is a covered entrance with a composite front door, welcoming you to the entrance hall with stairs to the first floor landing and doors to the lounge and kitchen.

The bay fronted lounge offers a snug style space with the remodelled refitted kitchen offering a range of storage units, worksurfaces with some integrated appliances and a breakfast bar and there is a utility room/cupboard.

The 'L' shaped dining/family room has space for table and chairs or sofa, as well as access to the kitchen and double glazed French doors to the rear garden.

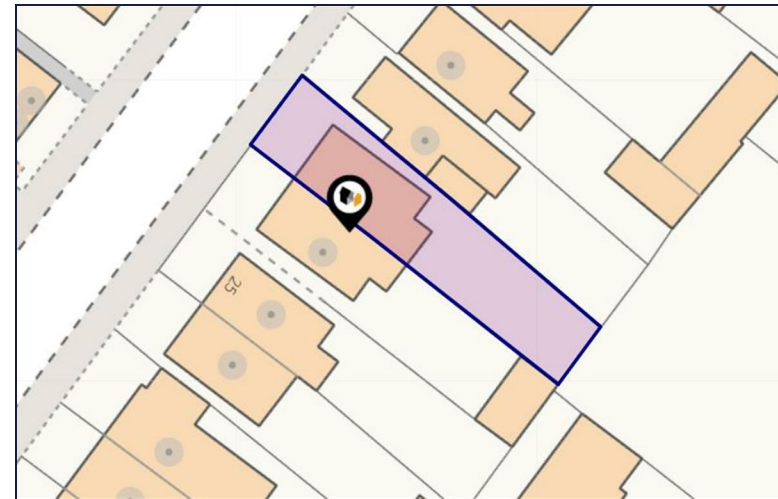
The landing has access to the loft with a ladder, light and is part boarded, there is a cupboard housing the replacement boiler and hot water tank, two bedrooms both with fitted furniture and a family bathroom.

Further benefits include gas central heating, double glazed windows, a south easterly facing rear garden and driveway parking for 2 cars.

Fleet town centre is within close proximity with an array of shops, bars and restaurants. For commuters there is easy access to the M3 motorway, A30 and A3, to London and major towns, are a short drive away.

Fleet mainline railway station (Waterloo line) walkable or a short drive away and for those who love the outdoors, there is easy access to walking, running and cycling routes including Velmead woods, Caesars Camp, Fleet Pond & Nature reserve to name a few with Basingstoke canal a short walk away.

We highly recommend an early viewing





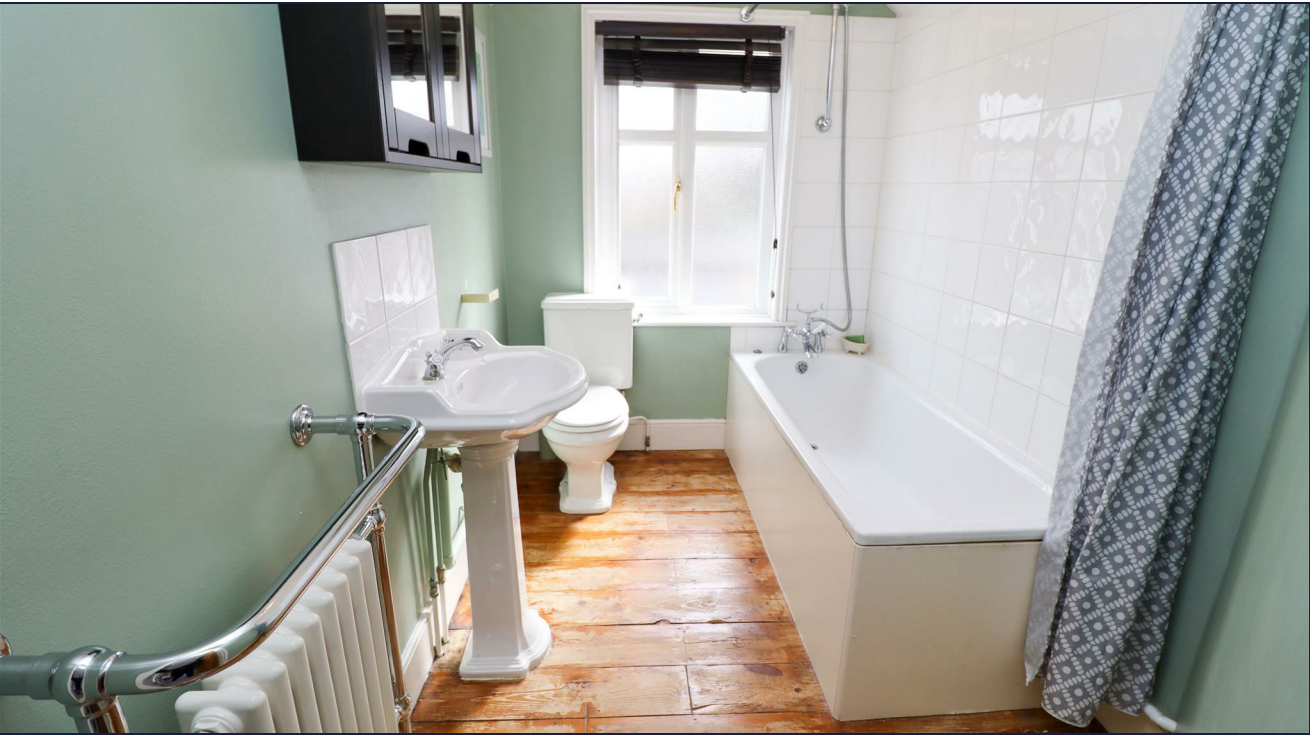




YOU
MUST GO
ON, I CAN'T
GO ON,
I'LL GO ON.

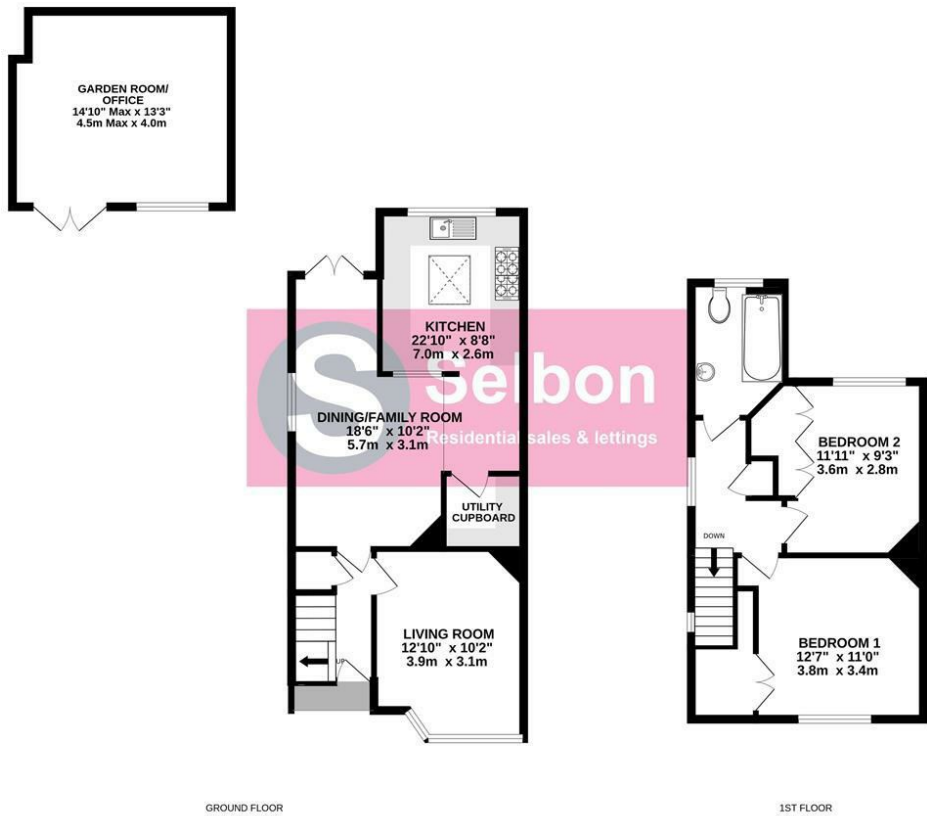








Floor Plans



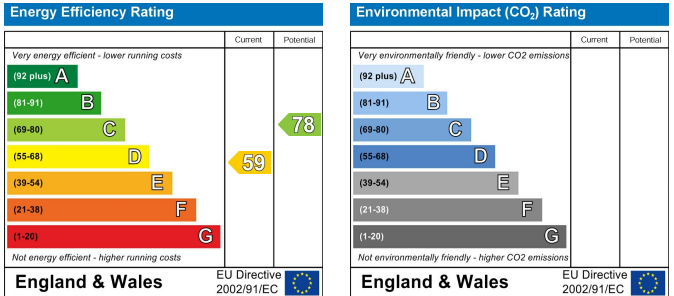
TOTAL FLOOR AREA : 1088 sq.ft. (101.1 sq.m.) approx.

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.

Made With Metropix ©2024



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: C

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 Seibon 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.

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