



- Modern Terrace Home
- 13ft Lounge
- 9ft Kitchen
- Gas Radiator Heating & Double Glazed Windows
- 2 Allocated Parking Spaces
- Entrance Hall
- 9ft Dining Room
- 2 Bedrooms & Bathroom
- Enclosed South Westerly Garden
- No Onward Chain

Selbon Estate Agents are delighted to offer this modern terrace home to the market, conveniently located on the ever popular Zebon Copse development, in Church Crookham.

The property has been thoughtfully modernised over the years and is offered to the market in our opinion, in excellent decorative order throughout, making it an ideal first time, investment purchase or for those looking to downsize and have a lock and go home.

The property is accessed via a pathway leading to the front door giving access to the entrance hall which in turn has a door to the lounge.

The front aspect 13ft lounge has stairs leading to the first floor with a storage space below and open plan access to the dining room. The 9ft dining room has double glazed French doors to the rear garden and open plan access to the 9ft kitchen.

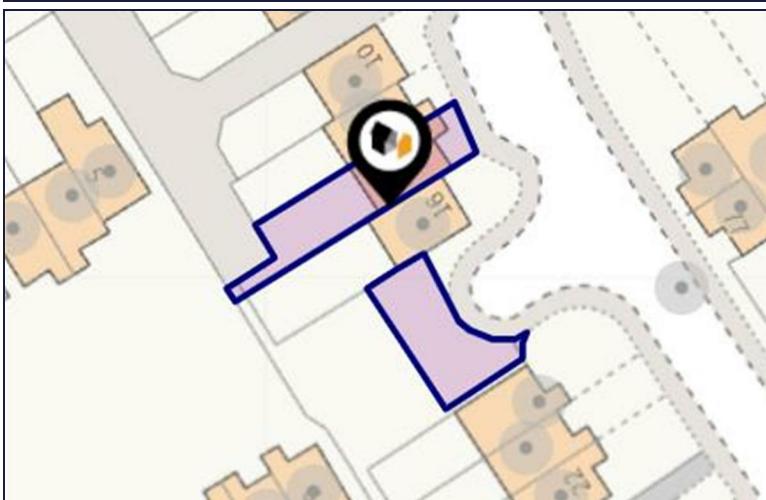
The refitted kitchen has ample worksurfaces, eye and base level storage units and some integrated appliances and there is scope to remove the wall between the kitchen and dining room to make an open plan room.

The first floor landing has access to the loft which is part boarded, the main bedroom built in wardrobes with mirror sliding doors, the second bedroom has an airing cupboard housing the boiler and there is a refitted bathroom with a white suite.

The property further benefits from gas radiator heating (new boiler 2021), double glazed windows and a south westerly facing rear garden and two allocated parking spaces to the side of the terrace.

Zebon Copse has its own convenience store, a wealth of walking, running and cycling routes including the Basingstoke canal and a community centre. Fleet Town Centre is a short drive away with its shopping and leisure facilities, infant, junior and senior schools. Fleet mainline railway station offers services to London Waterloo, whilst junction 4a of the M3 motorway is a short drive.

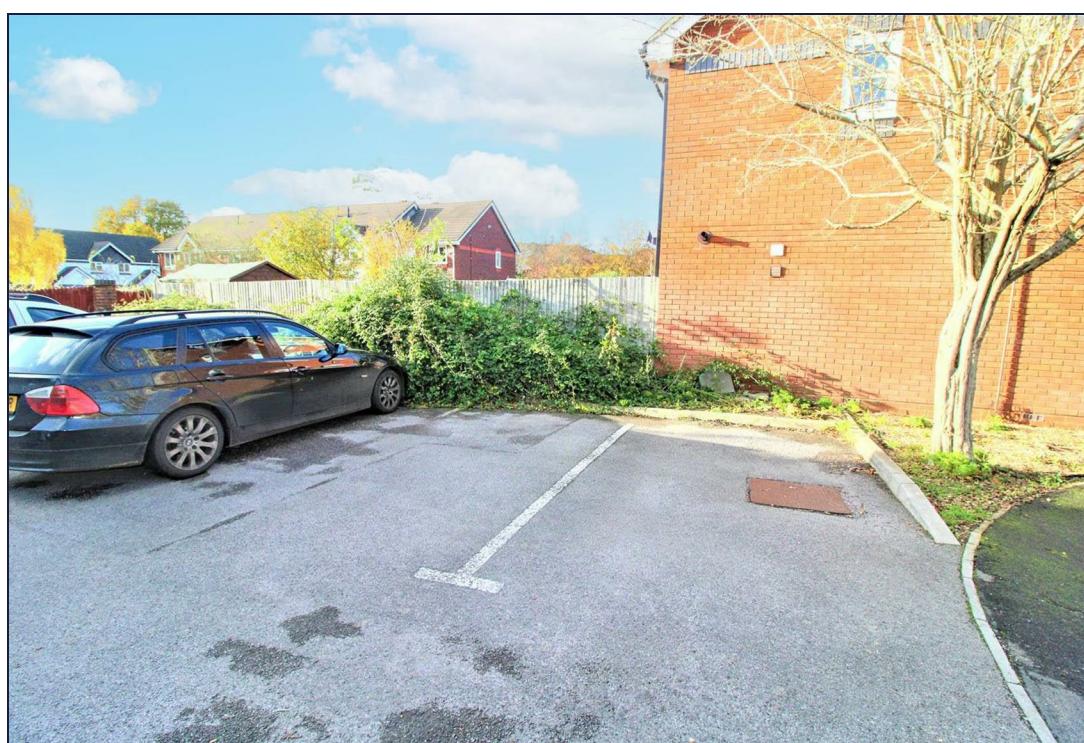
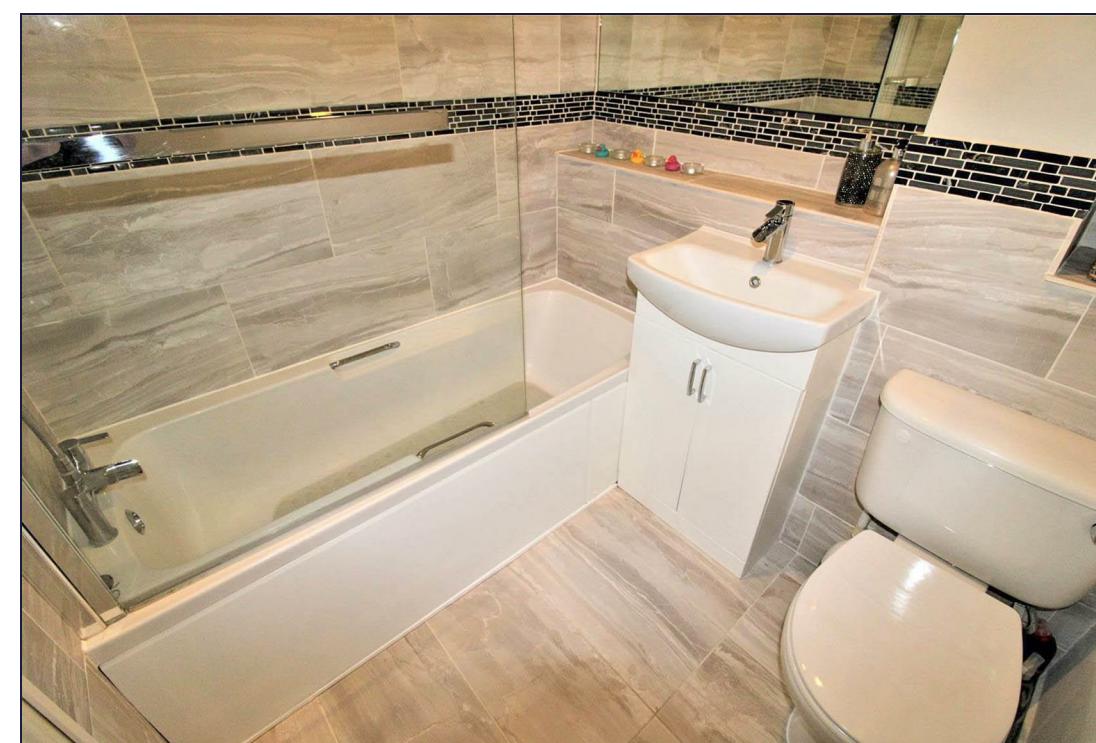
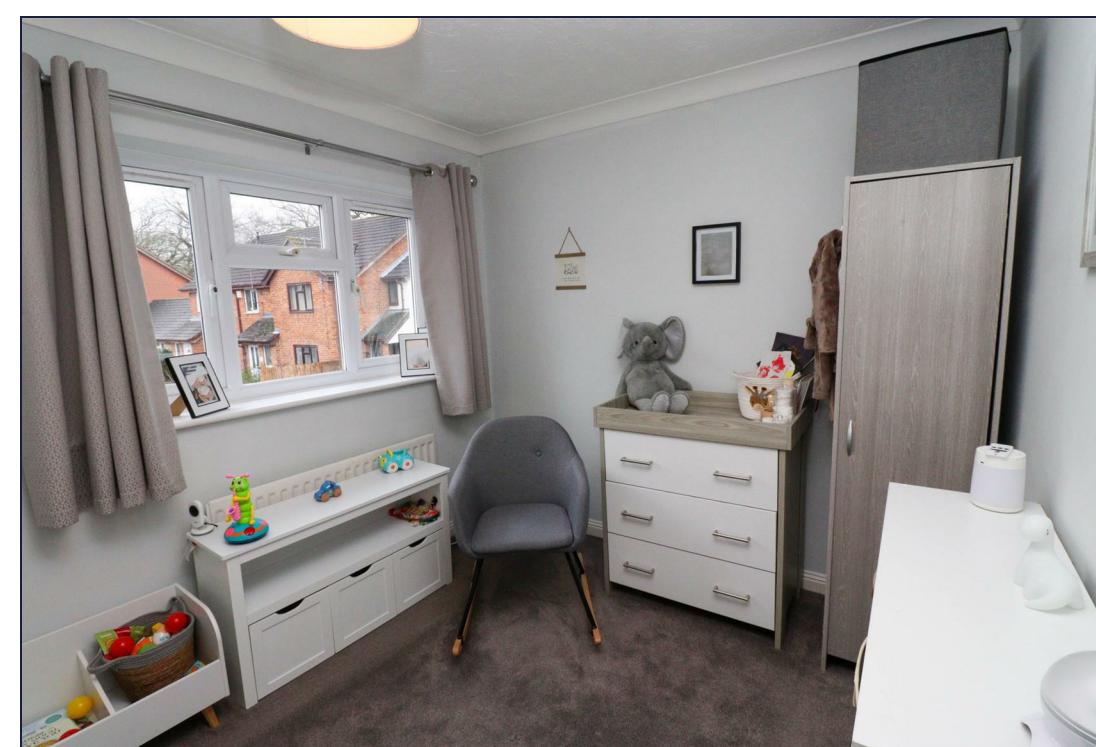
The property is offered to the market with no onward chain and we would highly recommend and early viewings to avoid disappointment.











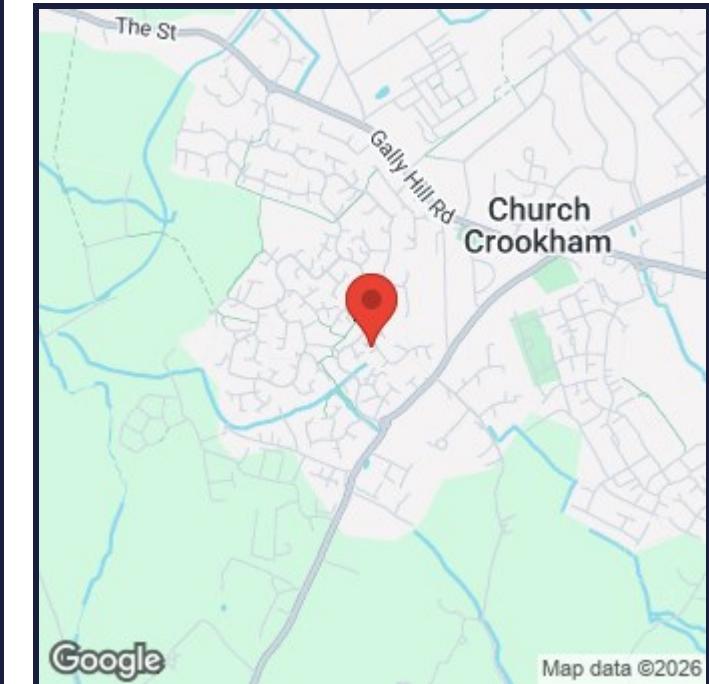


Floor Plans



TOTAL FLOOR AREA : 584 sq ft. (54.3 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 and appliances 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Council Tax Band: D

Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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