



Selbon

Residential sales & lettings

Albany Road, Fleet,
Hants, GU51 3LY
£550,000 Freehold

 3  2  1  D

01252 979300
Selbonproperty.co.uk

- Modern Detached Home
- Lounge/Dining Room & Conservatory
- Main Bedroom With En Suite
- Gas Radiator Heating & Double Glazed Windows
- Garage & Driveway Parking
- Entrance Hall & Cloakroom
- Fitted Kitchen
- 2 Further Bedrooms & Family Bathroom
- Enclosed Garden
- Proximity To Town Centre

Selbon estate agents are delighted to offer this modern detached family home to the market, situated in a popular residential area of Fleet, on the outskirts of Fleet town centre.

The current vendors have lived in the home for 9 years, firstly as a young married couple and then in later years as a young family. The property is ideal for professionals looking for modern living with easy access to Fleet mainline station, those looking to down size and have a lock and go home or a young family with local parks and schools, within close proximity.

Accessed via the brick block drive, with the front door leading to a spacious entrance hall with stairs to the first floor landing and doors to the lounge/dining room, kitchen and cloakroom, with a white suite.

The 24ft lounge/dining room has a front aspect bow window, space for dining room table and chairs and open plan access to a 10ft conservatory, which in turn has doors to the rear garden. The 14ft fitted kitchen has ample worksurfaces, a range of eye and base level storage units and a door to the garden.

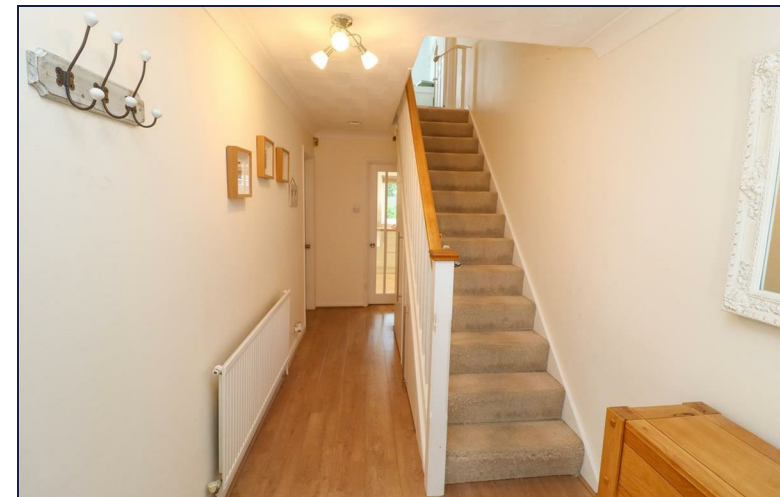
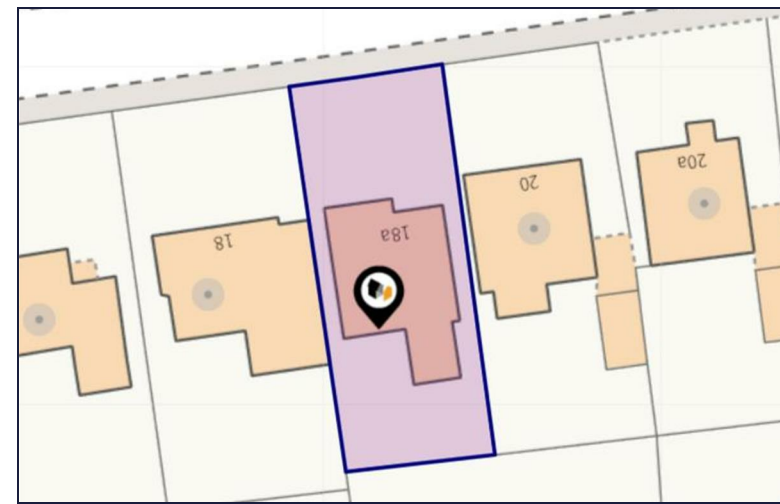
The first floor landing gives access to the main bedroom with an en suite shower room, 2 further bedrooms and a bathroom with a white suite.

The property further benefits from gas central heating, double glazed windows, ample driveway parking, an attached single garage and an enclosed rear garden.

The property is conveniently located within close proximity of Fleet town centre, mainline railway station, as well as the catchment area of some of Fleet's most popular schools. For those who enjoy the outside life the property is close to Fleet pond, the Basingstoke canal as well as many other out doors spaces, offering excellent walking, running & cycling routes.

Fleet enjoys excellent road links including the M3, A3 and A30 giving easy access to London, Guildford and many other town and villages. Fleet town centre offers an array of shops, pubs and restaurants.

We highly recommend a viewing to avoid disappointment.





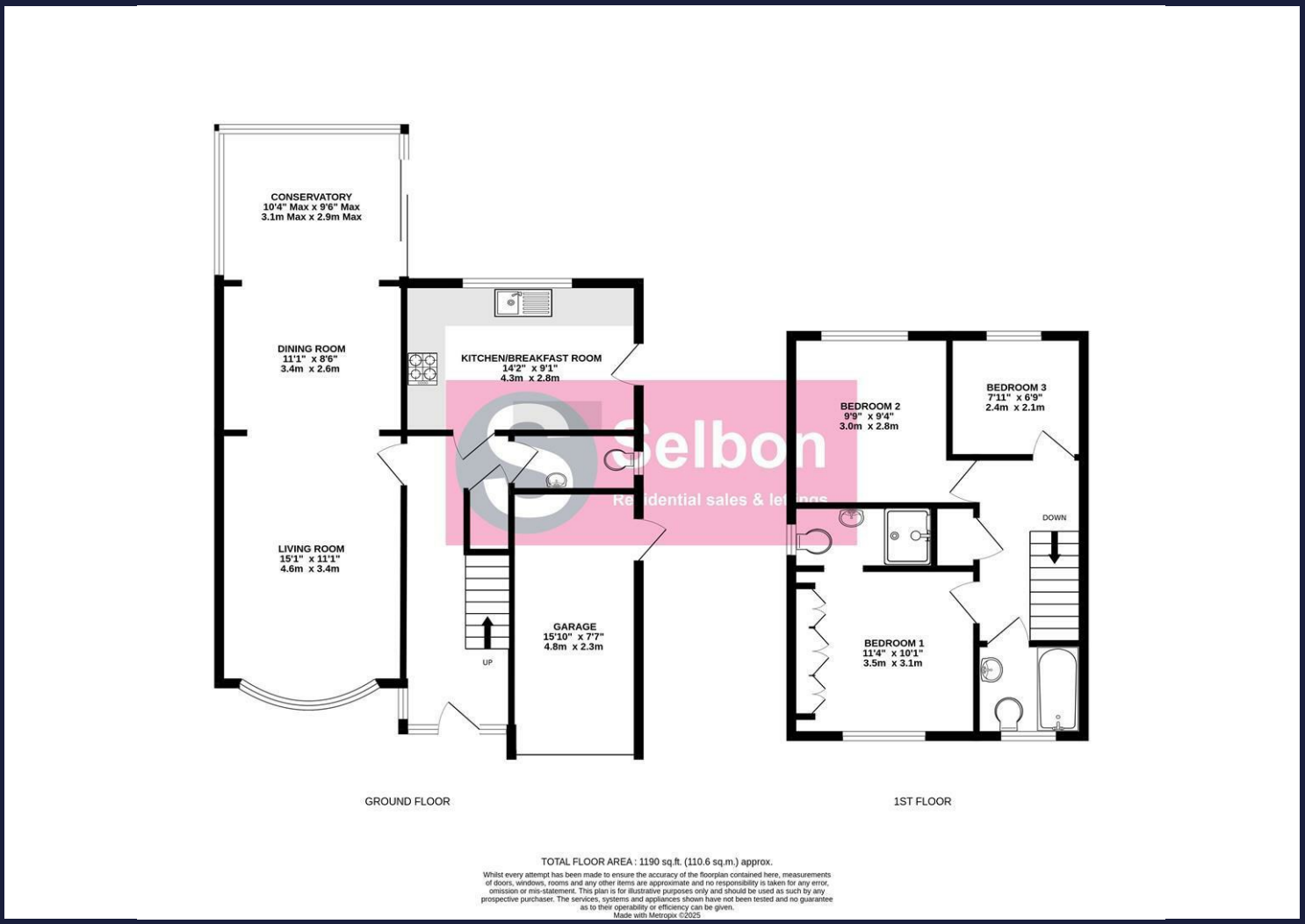




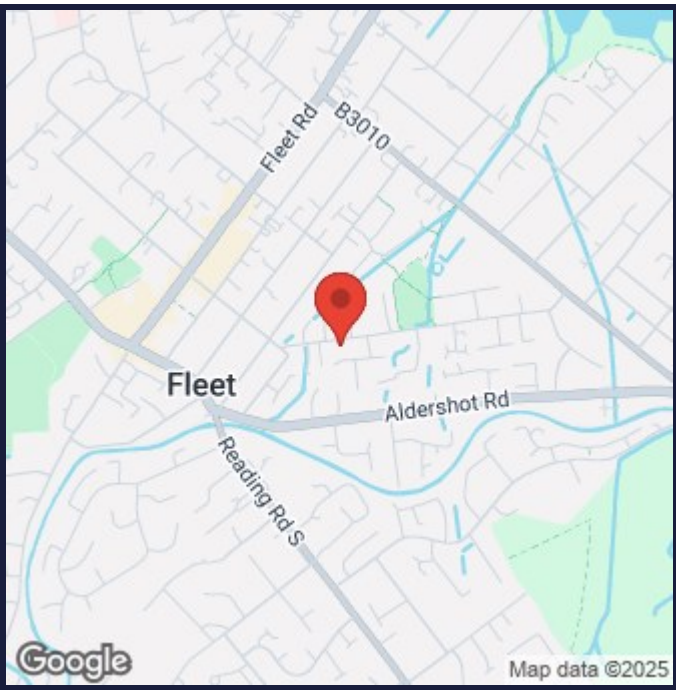




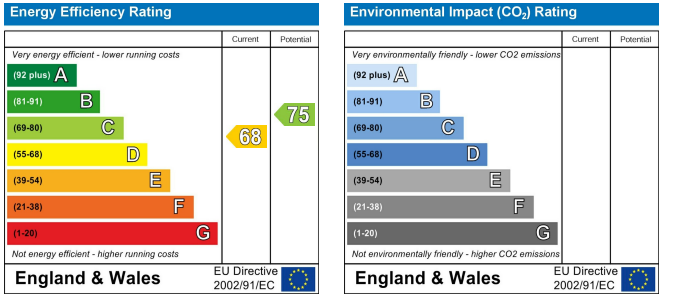
Floor Plans



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 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 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