



Selbon

Residential sales & lettings

Fallowfield, Yateley,
Hampshire, GU46 6LW

Offers in excess of £375,000 Freehold



01252 979300

Selbonproperty.co.uk

- End terrace family home
- 15ft lounge/dining room
- 3 bedrooms & family bathroom
- Enclosed rear garden
- Close to shops and schools
- Entrance hall & cloakroom
- 11ft bay front kitchen/breakfast room
- gas central heating & double glazed windows
- Garage & parking to the rear of property
- No onward chain

Selbon Estate Agents are delighted to offer this deceptively spacious, end of terrace family home to the market in good condition throughout.

The property was purchased by the current vendors as an investment and they have rented the property out making it ideal for either a landlord looking for a buy to let property or for a young family.

Accessed via a pathway to the front of the property leading to the covered entrance with gated side access to the rear garden, a storage cupboard and front door leading to the entrance hall which in turn has stairs leading to the first floor landing and doors leading to the lounge/dining room, kitchen/breakfast room and downstairs cloakroom with a white suite.

The 15ft 'L' shaped lounge/dining room is rear aspect overlooking the rear garden and has space for a dining room table and chairs, the 11ft fitted kitchen/breakfast room is bay fronted and has ample work surfaces, storage cupboards and drawers, some integrated appliances and there is space for a small table and chairs.

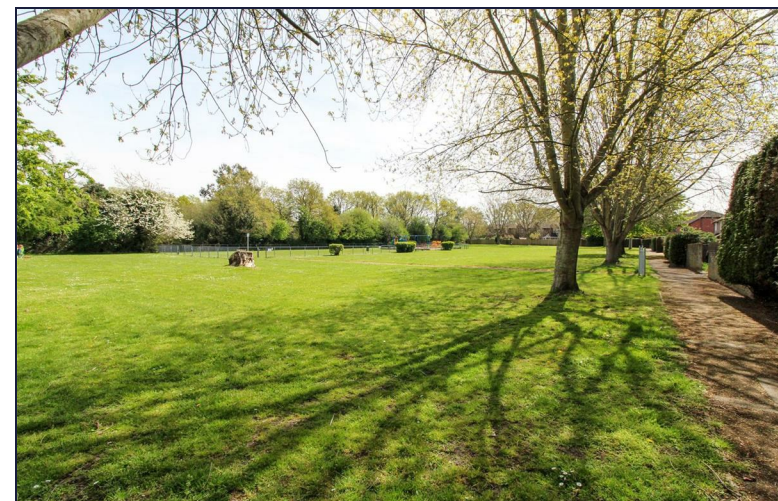
The landing has access to the loft, a storage cupboard and doors leading to the 3 bedrooms, bedroom 1 has an airing cupboard and built in wardrobes, bedroom 2 is a double room, bedroom 3 is a good size single room and there is a modern family bathroom with a white suite.

Further benefits include gas central heating, double glazed windows, an open plan front garden, enclosed rear garden with gated side access and a personal door leading to a single garage which has a parcel of land in front of it giving some additional limited parking.

Situated on the Yateley/Eversley border & within close proximity to Yateley village centre & well-regarded local schools. There is easy access to Waitrose Supermarket, local chemist, newsagent, doctors surgery and community hall.

In accordance with section 21 of the estate agents act, we declare that the vendors are personal friends of the directors of Selbon.

Offered with no onward chain.





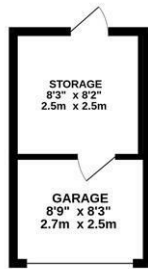






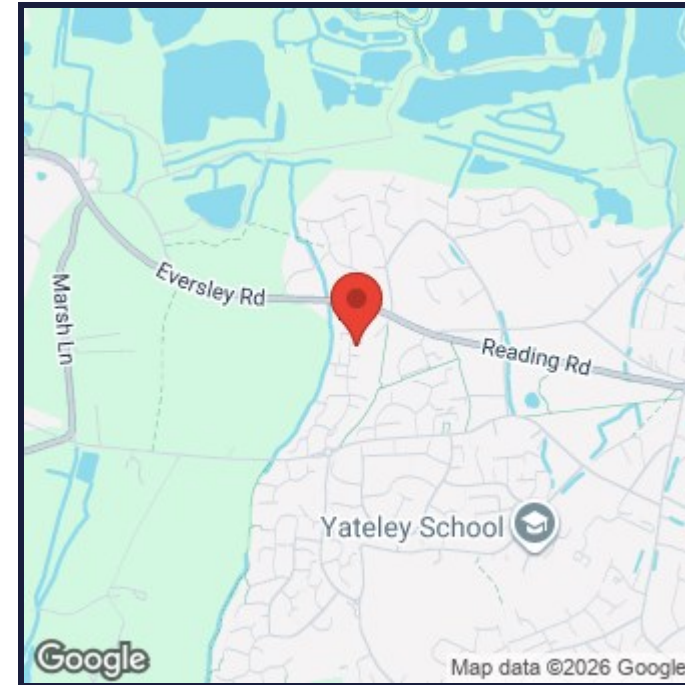


Floor Plans

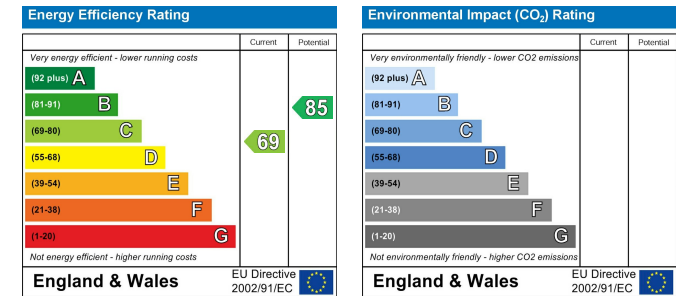


TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 02020

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: D

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