



**Selbon**

Residential sales & lettings

Champion Way, Church Crookham,  
Hampshire, GU52 6HU

Guide price £450,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)

- Semi-Detached Family Home
- Living Room & Dining Room
- Cloakroom & Utility Room
- Approx. 40ft. Rear Garden
- Close to Local Schools & Amenities
- Three Bedrooms
- Kitchen & Conservatory
- Family Bathroom
- In Need Of Modernisation
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this extended three bedroom semi-detached family home, ideally located in this non-estate location in Church Crookham, close to local amenities and schools.

The property is in need of modernisation and has the potential to extend subject to usual planning permissions.

On entering the property you are welcomed into an entrance hallway with stairs to the first floor, cloakroom and a utility room. The principle living space includes; front aspect living room with bay window, kitchen, dining room and a conservatory.

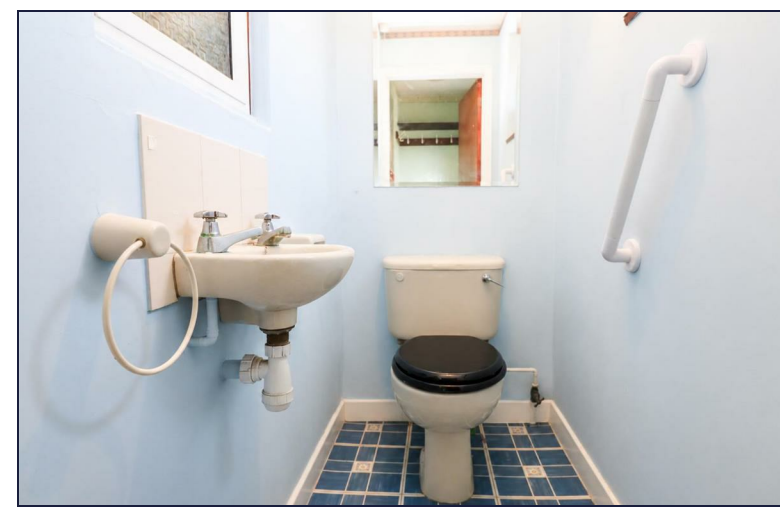
To the first floor are three double bedrooms and a family bathrom with three piece suite.

Externally the rear garden measures approximately 40ft. in length and is laid to lawn with an array of shrub and flower beds. Immediately to the rear of the property is a patio area.

To the front the property is accessed via a gate leading to the driveway which provides off-street parking and leads to a garage with up and over door.

For those looking at schooling the property is conveniently located for local schools and is currently in the catchment area for Tweseldown Infant School, Church Crookham Junior School and Court Moor Secondary School.

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 a short drive with an array of shops, bars and restaurants, Fleet mainline railway station and access to the M3 are a short drive away and there is easy access to walking, running and cycling routes including Velmead woods and the Basingstoke canal.







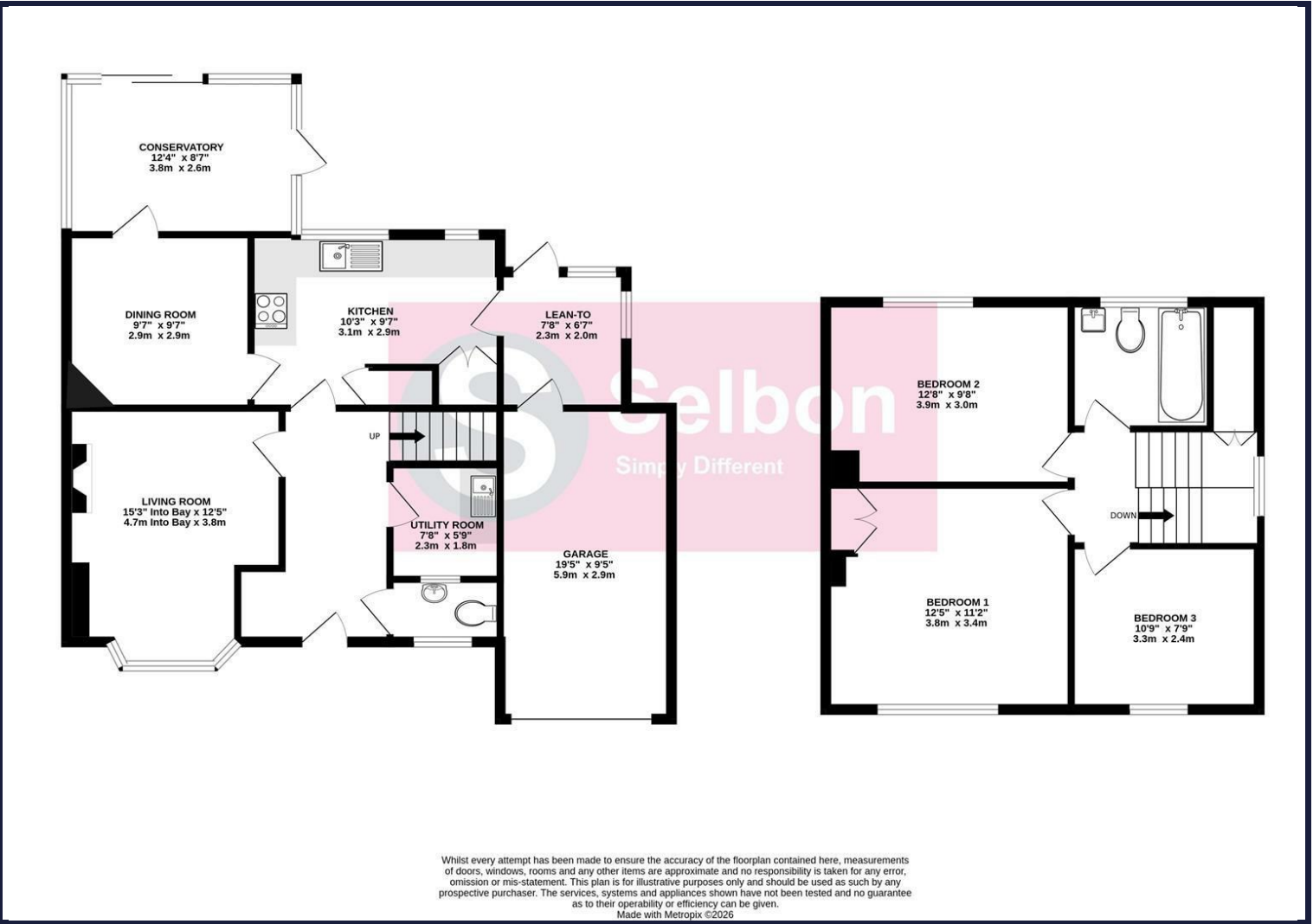








Floor Plans

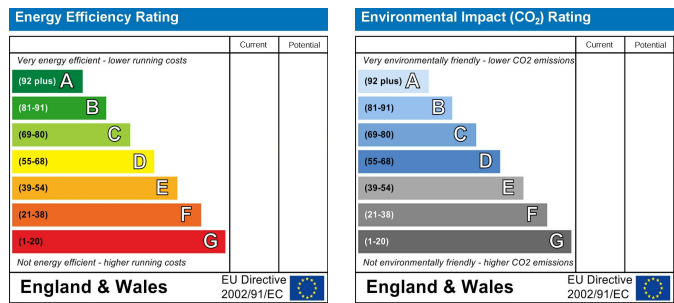


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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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

Council Tax Band: C

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