



Selbon

Residential sales & lettings

Portland Drive, Church Crookham,
Hampshire, GU52 6PQ

Offers over £350,000 Freehold



01252 979300

Selbonproperty.co.uk

- Mid-Terraced Family Home
- Kitchen & Conservatory
- Family Bathroom
- Driveway Parking & Garage
- Close to Local Amenities & Schools
- 23ft. Living/Dining Room
- Three Bedrooms
- Landscaped Rear Garden
- Gas Central Heating & Double Glazed Windows
- Church Crookham Area of Fleet

Selbon Estate Agents are delighted to offer to the market this three bedroom family home, conveniently located in the ever popular area of Church Crookham in Fleet.

The property enjoys a walkway location, fronting on to an open green area. A pathway leads to the front door giving access to the entrance hall, which in turn has access to the first floor and a door leading onto the living/dining room.

The living/dining room has a large front aspect window overlooking the green, sliding patio door to the conservatory and door to the kitchen. The kitchen is fitted with a range of eye and base level units, plumbing for a washing machine and dishwasher, space for cooker and a door leading to the conservatory. The conservatory has utility space and plumbing for white goods and doors leading to the rear garden.

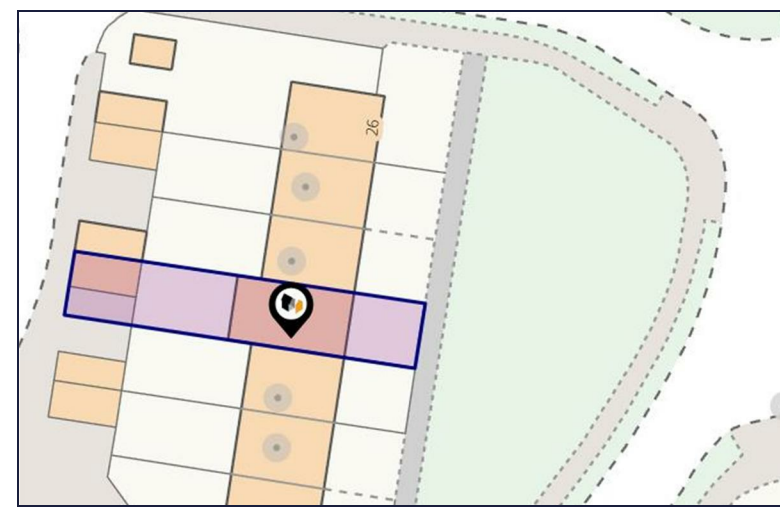
The first floor accommodation comprises a landing with access to the loft, three bedrooms and the bathroom. The bathroom is fitted with a panel enclosed bath, hand wash basin and W.C.

Externally the recently updated garden features a patio area immediately to the rear of the property with the remainder being laid to artificial lawn. A gate gives access to the garage (with power) and parking space.

The property further benefits from double glazed windows and gas central heating.

Fleet town centre is a short drive with an array of shops, bars and restaurants. There is easy access to walking, running and cycling routes including Velmead woods, Basingbourne Woods, Caesars Camp and the Basingstoke canal to name a few. Fleet mainline railway station and access to the M3 are a short drive away.

The property is located within close proximity of local shops and is in the catchment area for many of Fleet's sought after schools. The current school catchment areas include: Tweseldown Infant School, Church Crookham Junior School and Court Moor Secondary School.











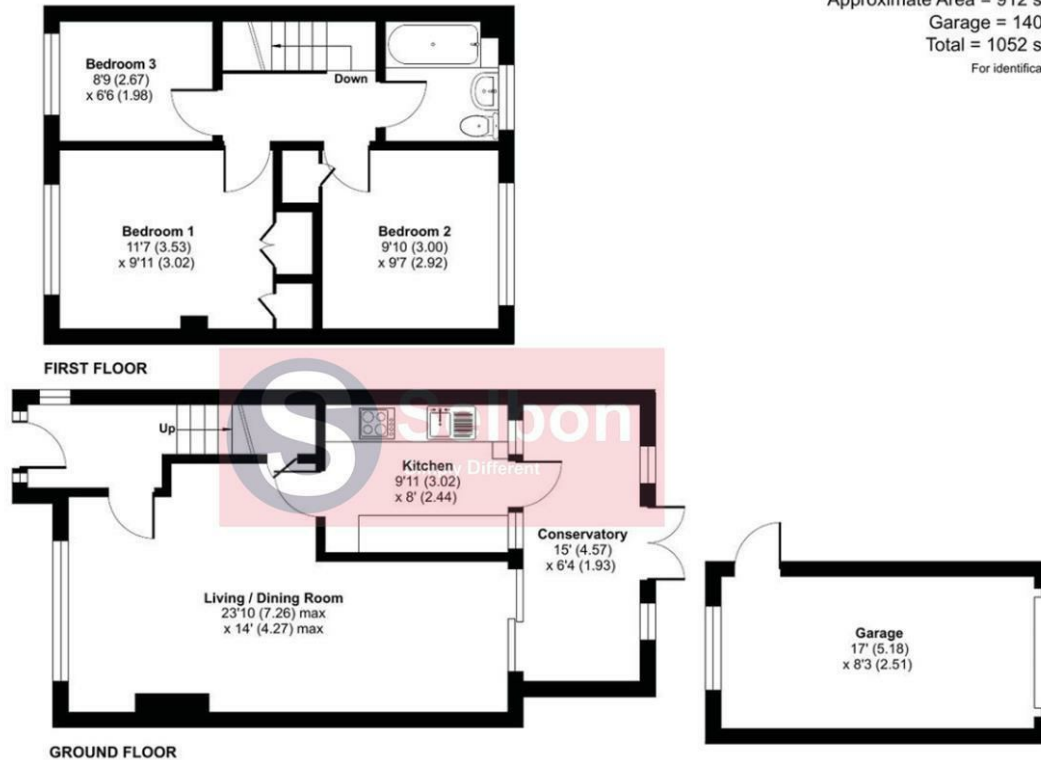




Floor Plans

Portland Drive, Church Crookham, Fleet, GU52

Approximate Area = 912 sq ft / 84.7 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 1052 sq ft / 97.7 sq m
 For identification only - Not to scale

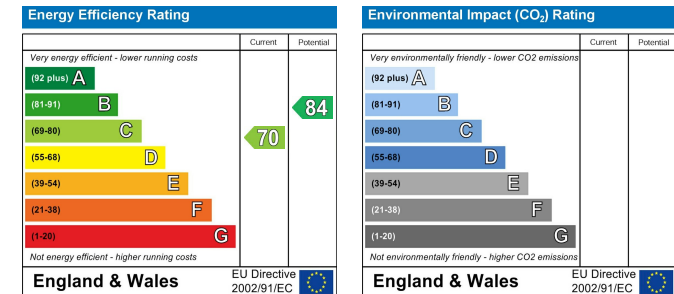


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2022.

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: C

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