



**Selbon**

Residential sales & lettings

Fir Close, Fleet,  
Hampshire, GU51 3YU  
Guide price £500,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- No Onward Chain
- Refitted Kitchen/Breakfast Room
- Enclosed Rear Garden
- Garage
- Close Proximity of Basingstoke Canal
- Finished to a High Standard
- Scope to Extend STPP
- Ample Driveway Parking
- Close Proximity of Fleet Town Centre
- Close Proximity of Local Schools

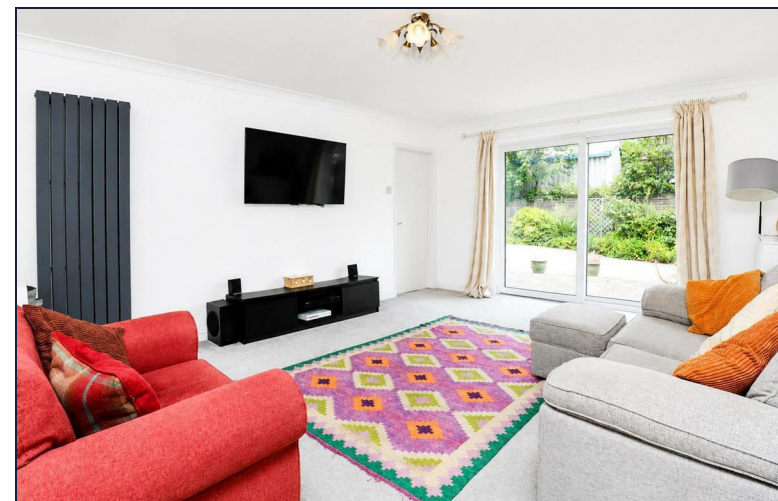
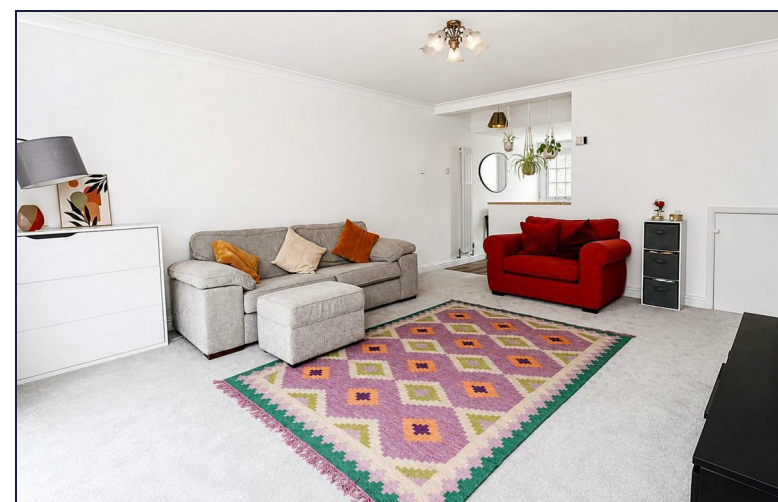
Selbon Estate Agents are delighted to offer to the market this three-bedroom semi-detached home which is situated within a cul-de-sac location, in a highly sought-after road within close proximity to Fleet town centre. The current owners have refurbished the property to a high standard and benefits include a refitted 19ft kitchen/breakfast room, a landscaped enclosed rear garden, a garage with driveway parking, scope to extend STPP and no onward chain.

Accommodation comprises a spacious entrance hall leading to the light and airy living room with direct access to the rear garden. The kitchen/breakfast room has been finished to a high standard and offers a range of units, work surfacing, centre island, integrated appliances and additional appliance space. Next to the kitchen, access to the garage can be found and there is a lobby area also which could be changed into a utility room or workshop with a door leading to the front and rear garden. The accommodation on the ground floor is finished, with understairs storage and a generous downstairs W/C.

Upstairs the property offers three bedrooms with two of the rooms benefiting from built in wardrobes. The accommodation is finished with the main bathroom which offers sink, toilet and a walk-in shower.

The charming, enclosed garden is mainly laid with gravel and offers well-established flowers, shrub beds and trees throughout. At the rear of the property a generous patio area can be found which is ideal for al fresco dining. Outside the front of the property, you have ample driveway parking leading to the single garage.

Fleet town centre is in close proximity with its shopping and leisure facilities, infant, junior and senior schools and health care services. Fleet mainline railway station offers services to London Waterloo, whilst junction 4a of the M3 motorway is a short drive away. Basingstoke Canal is within close proximity offering wonderful walks and running routes.





that sounds  
like a  
TOMORROW  
problem

★★★★★  
10/10  
STUNNING.  
YOU'VE  
BIG MINE  
AGAIN

the  
homebody  
club

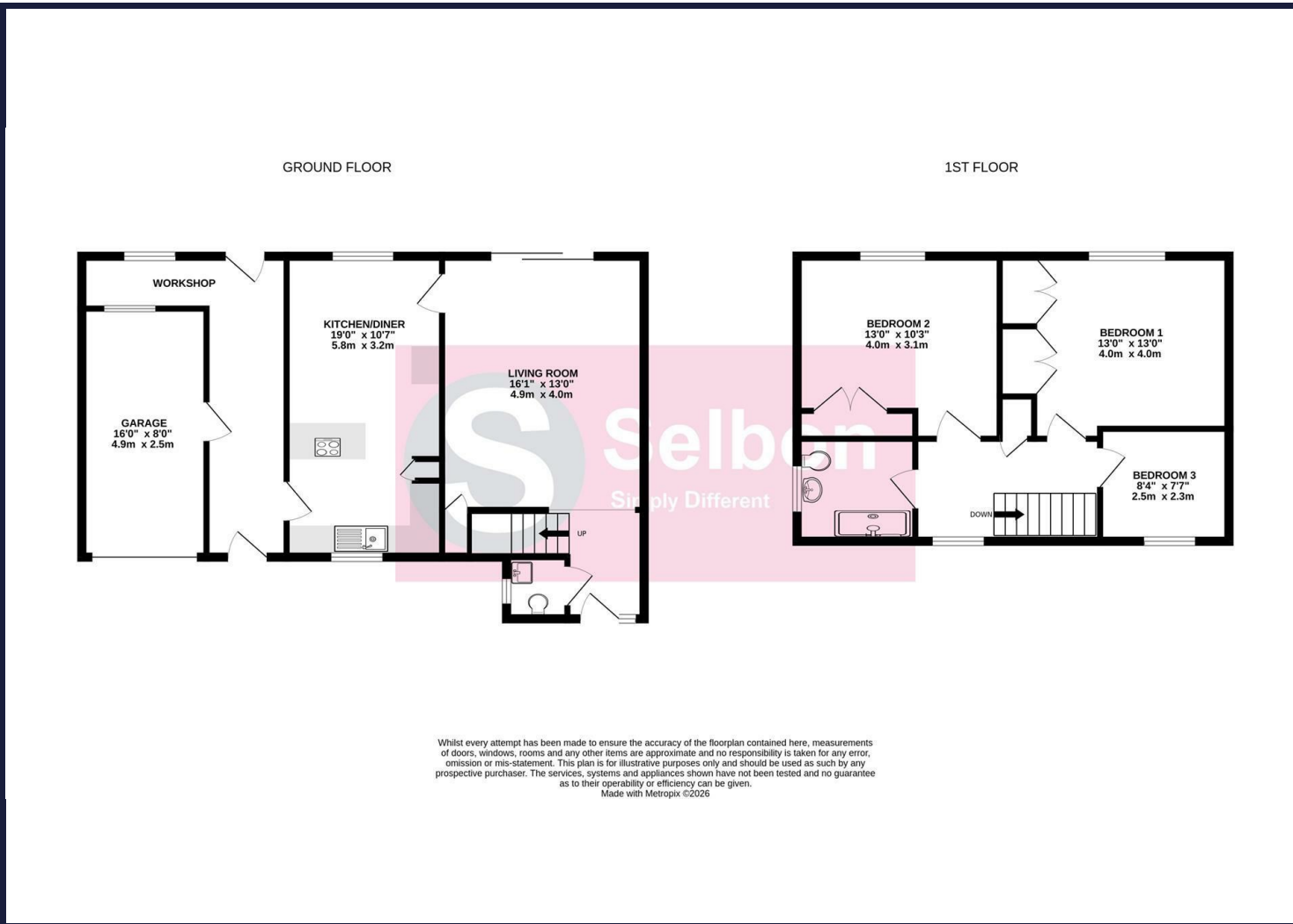




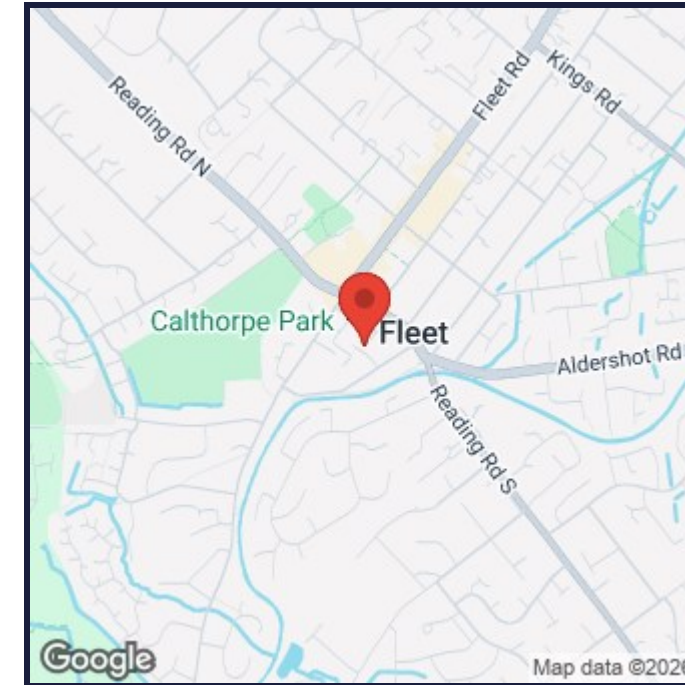




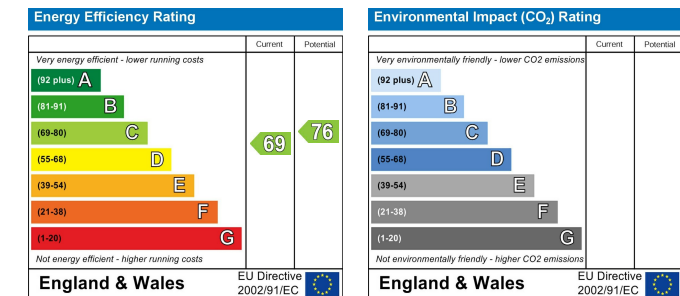
## Floor Plans



## 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

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Council Tax Band: D

## Selbon Property Services Ltd

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