



**Selbon**

Residential sales & lettings

Hop Garden, Church Crookham, Fleet,  
Hampshire, GU52 0YL

Offers in excess of £325,000 Freehold



**01252 979300**

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



- Modern Terrace Home
- 15ft Lounge
- 2 Double Bedrooms & Bathroom
- Gas Radiator Heating
- 2 Allocated Parking Spaces
- Entrance Hall
- 12ft Kitchen/Breakfast Room
- Double Glazed Windows (Replaced 2022)
- Enclosed Rear Garden
- Cul De Sac Location

\*\*\* SSTC PRIOR TO MARKETING \*\*\*

Selbon Estate Agents are delighted to offer this modern terraced home to the market, situated in a cul de sac, on the ever popular Zebon Copse development, in Church Crookham.

The property has been modernised over the years with the most recent changes being replacement double glazed windows and front door in 2022. In our opinion, the property is offered in good order throughout and is an ideal first time or investment property or for those looking to downsize and have a lock and go home.

Accessed via a pathway leading to the replacement composite front door, which leads in to the entrance porch with a door entering the lounge.

The 15ft front aspect lounge, has stairs leading to the first floor landing with storage space below and a door leading to the 12ft kitchen/breakfast room with ample work surfaces including a breakfast bar, storage units, some integrated appliances, understairs storage cupboard and a double glazed door to the rear garden.

The first floor landing has access to the loft and doors leading to the main bedroom a double built in wardrobes and airing cupboard, a second bedroom measuring 12ft with a built in storage cupboard and is an ideal as a spare bedroom/home office. There is a bathroom with a white suite.

The property further benefits from gas central heating, double glazed windows, an enclosed rear north easterly facing rear garden with paved patio, lawn and gated rear access, as well as 2 allocated parking spaces.

Zebon Copse has its own convenience store, a wealth of walking, running and cycling routes including the Basingstoke canal and a thriving community centre. 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 along with the historic villages of Hartley Wintney and Odiham.

















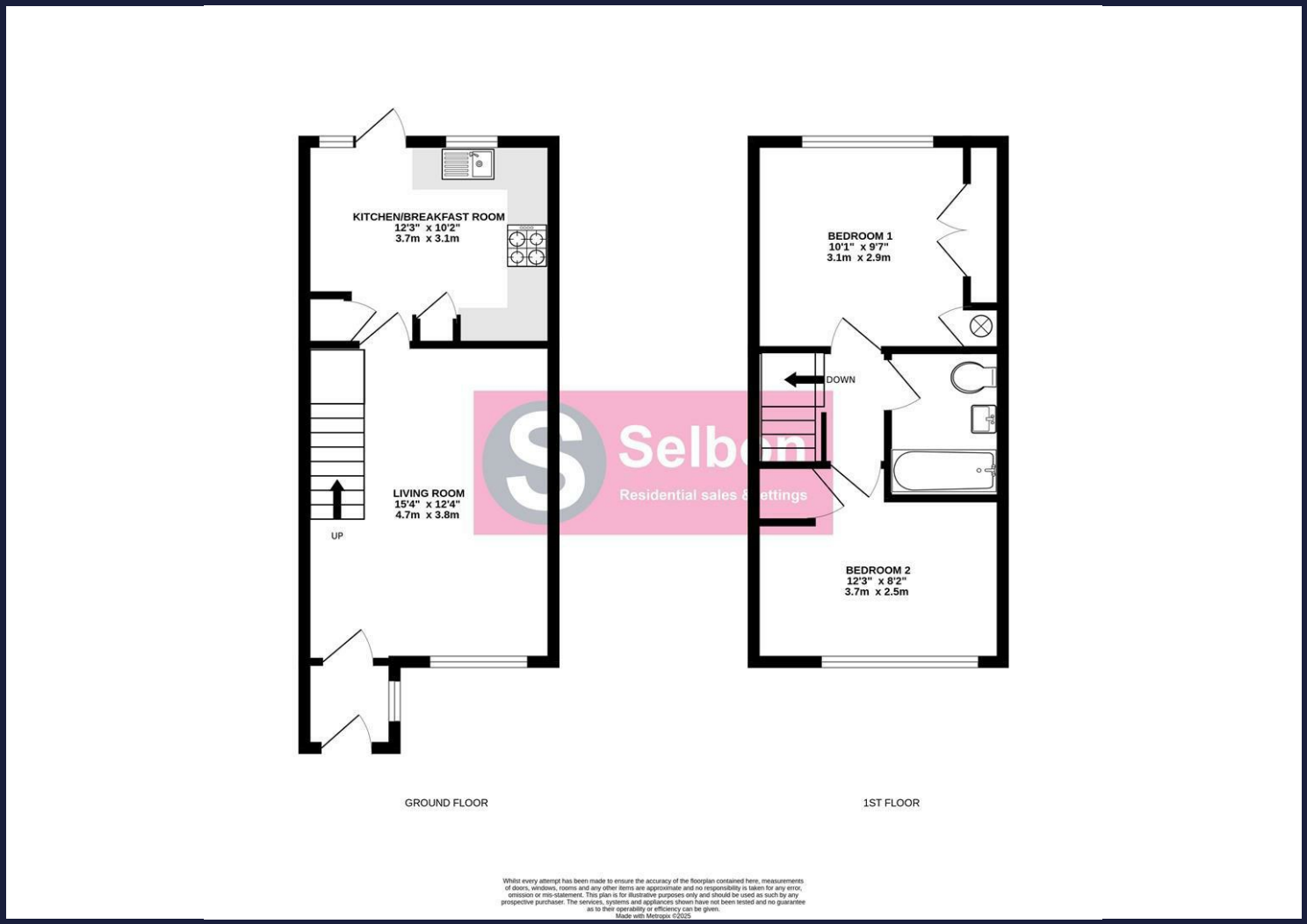








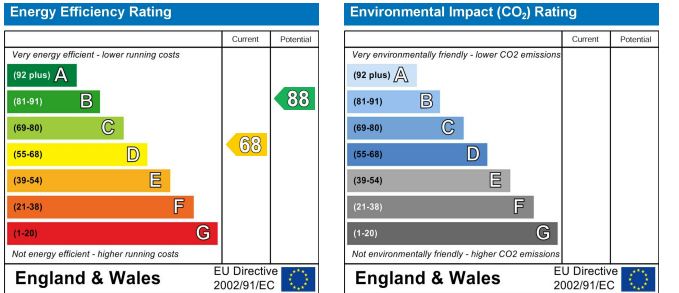
Floor Plans



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