



Selbon

Residential sales & lettings

Palace Gate, Odiham, Hook,
Hampshire, RG29 1JZ
Offers over £450,000 Freehold



01252 979300
Selbonproperty.co.uk

- No Onward Chain
- Close Proximity of Odiham High Street
- Courtyard Garden
- Two Bedrooms
- Shower Room
- Development for over 55's
- Spacious and Flexible Living Accommodation
- Carport
- Front Garden
- Communal Gardens

Selbon Estate Agents are delighted to offer to the market this two-bedroom bungalow, which is one of only four freehold bungalows situated within the desirable Palace Gate development in Odiham. Benefits to this property include an enclosed front and rear garden, two double bedrooms, carport, no onward chain and this property offers independent living for anyone over 55.

Accommodation comprises of an entrance hall with storage leading through to the spacious dual aspect living room with vaulted ceiling, electric fireplace and access to the rear garden through a set of French doors. The kitchen overlooks the enclosed front garden and offers a range of units, work surfacing and additional appliance space.

The two generous bedrooms offer fitted wardrobes within the main bedroom and views over the rear garden. The accommodation is finished with a well-appointed shower room.

Outside the private enclosed courtyard garden offers a patio area, a mixture of flowers, shrub beds and a useful storage shed. Within the garden a gate gives access to the rear of Palace Gate and wonderful views over the Deer Park. At the front of this property a walled garden offers extra outside space with a lawned area, a mixture of flowers, shrubs beds, trees and a patio which is ideal for alfresco dining.

There is also an allocated carport and residents parking and communal gardens for the residents to use.

Please note the property is freehold but a service charge is paid to Grange Management for the communal areas.

£152.61p Per Month is paid towards building insurance, maintenance of gardens, window cleaning and refuse collection, security and alarm systems.





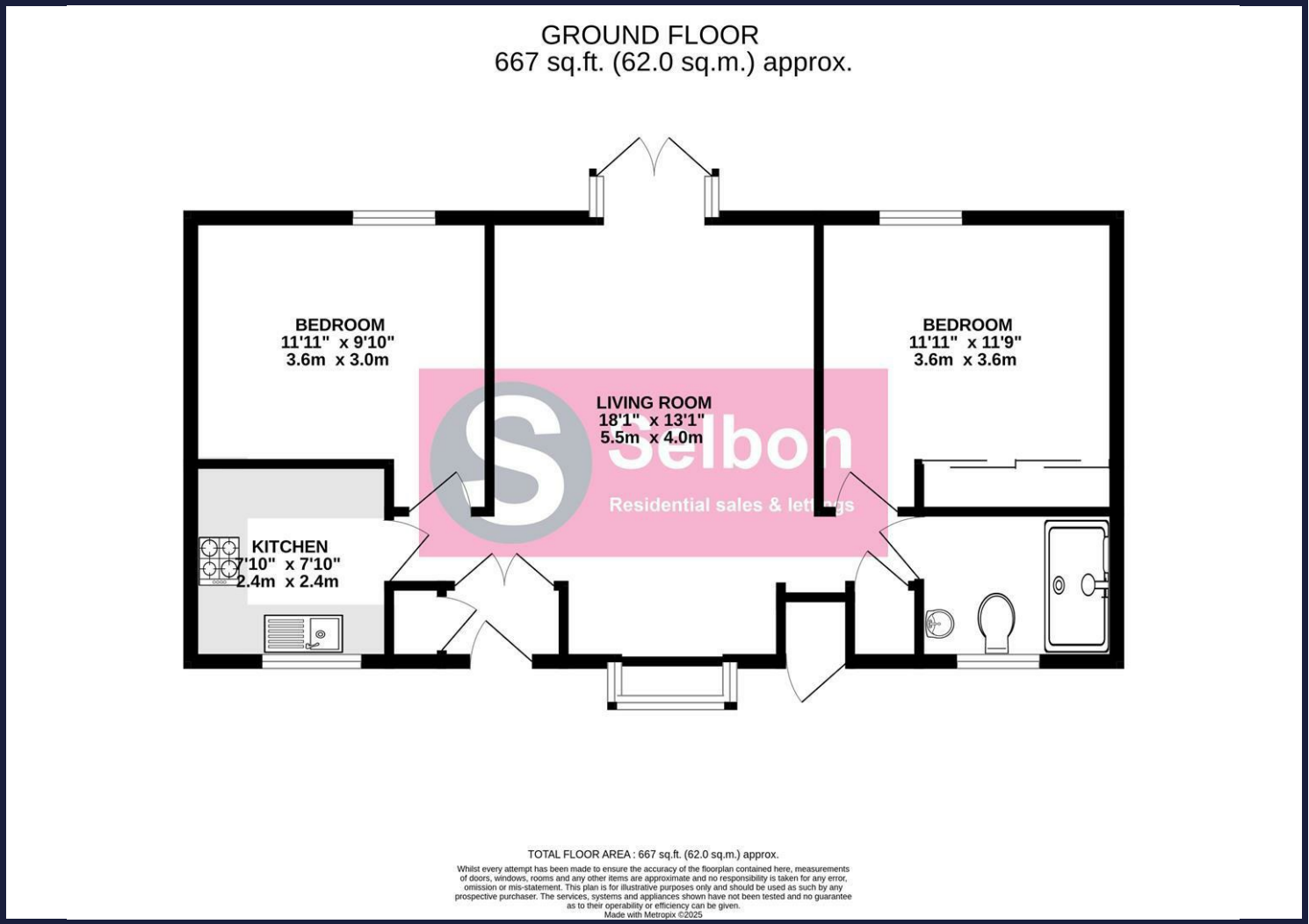








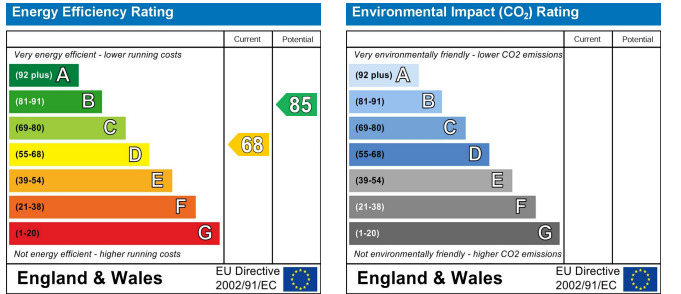
Floor Plans



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

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: E