



# Selbon

Residential sales & lettings

Fallowfield, Yateley,  
Hampshire, GU46 6LW

Offers in excess of £375,000 Freehold



**01252 979300**

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



- End terrace family home
- 15ft lounge/dining room
- 3 bedrooms & family bathroom
- Enclosed rear garden
- Close to shops and schools
- Entrance hall & cloakroom
- 11ft bay front kitchen/breakfast room
- gas central heating & double glazed windows
- Garage & parking to the rear of property
- No onward chain

Selbon Estate Agents are delighted to offer this deceptively spacious, end of terrace family home to the market in good condition throughout.

The property was purchased by the current vendors as an investment and they have rented the property out making it ideal for either a landlord looking for a buy to let property or for a young family.

Accessed via a pathway to the front of the property leading to the covered entrance with gated side access to the rear garden, a storage cupboard and front door leading to the entrance hall which in turn has stairs leading to the first floor landing and doors leading to the lounge/dining room, kitchen/breakfast room and downstairs cloakroom with a white suite.

The 15ft 'L' shaped lounge/dining room is rear aspect overlooking the rear garden and has space for a dining room table and chairs, the 11ft fitted kitchen/breakfast room is bay fronted and has ample work surfaces, storage cupboards and drawers, some integrated appliances and there is space for a small table and chairs.

The landing has access to the loft, a storage cupboard and doors leading to the 3 bedrooms, bedroom 1 has an airing cupboard and built in wardrobes, bedroom 2 is a double room, bedroom 3 is a good size single room and there is a modern family bathroom with a white suite.

Further benefits include gas central heating, double glazed windows, an open plan front garden, enclosed rear garden with gated side access and a personal door leading to a single garage which has a parcel of land in front of it giving some additional limited parking.

Situated on the Yateley/Eversley border & within close proximity to Yateley village centre & well-regarded local schools. There is easy access to Waitrose Supermarket, local chemist, newsagent, doctors surgery and community hall.

In accordance with section 21 of the estate agents act, we declare that the vendors are personal friends of the directors of Selbon.

Offered with no onward chain.

















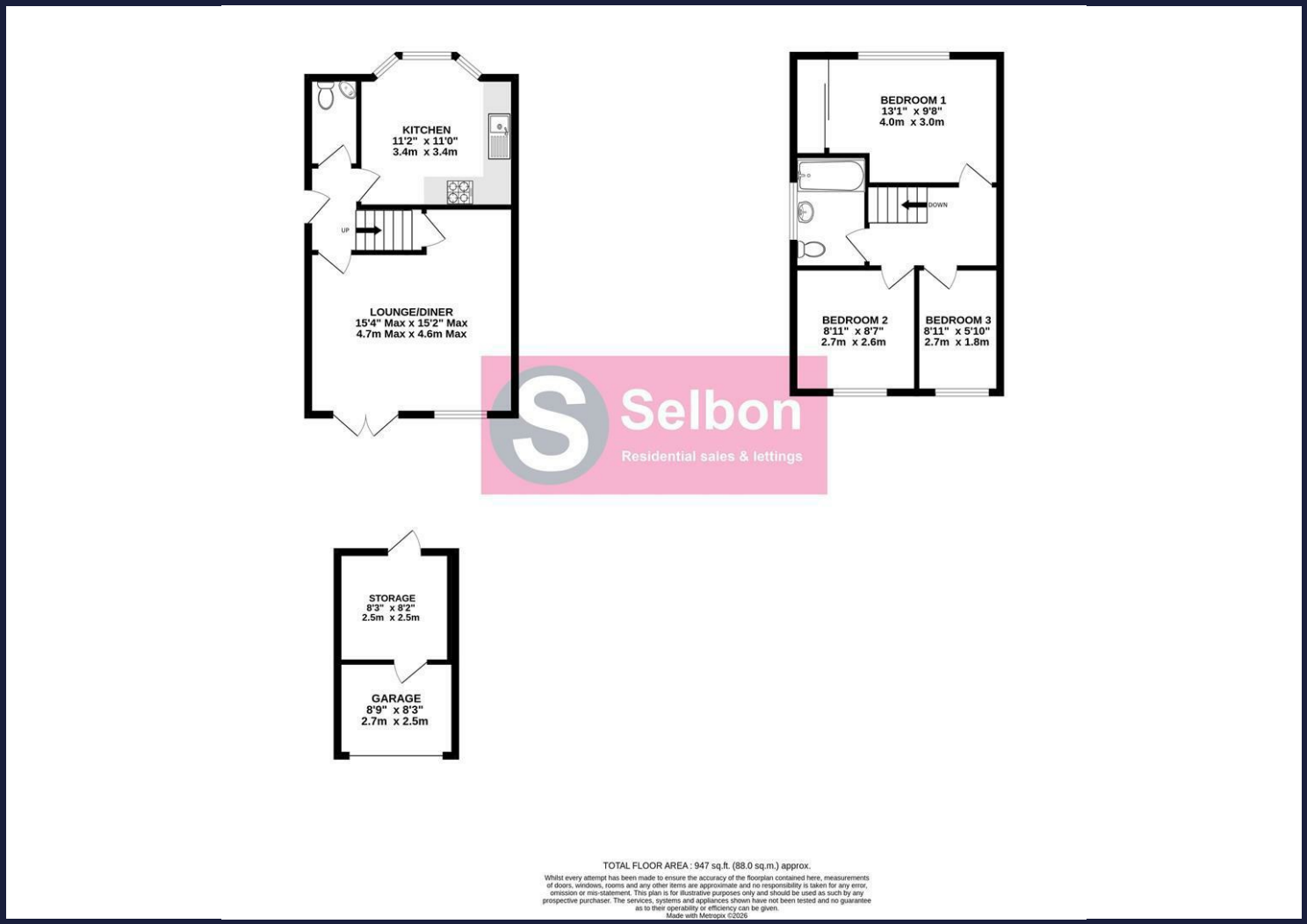




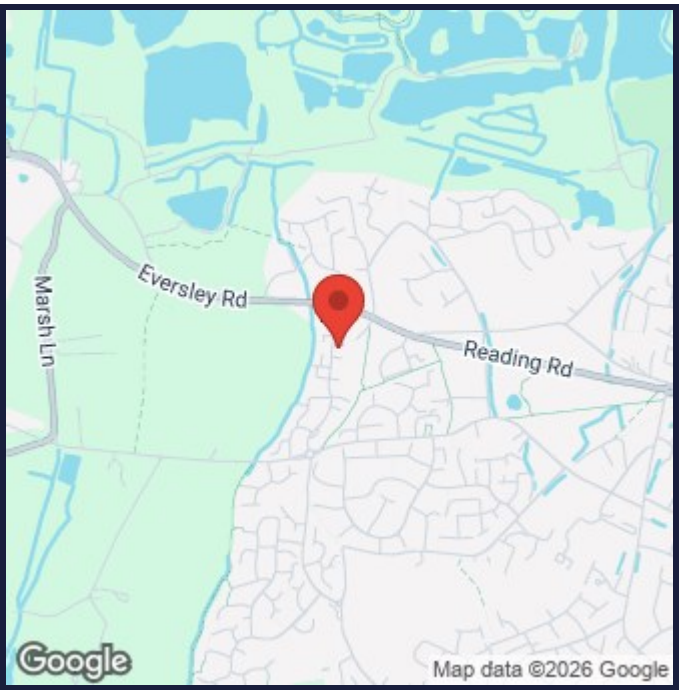




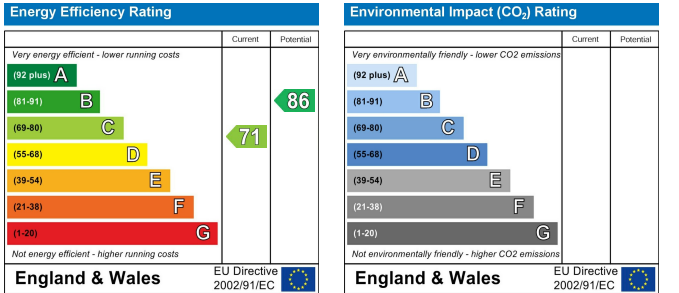
Floor Plans



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