



**Selbon**  
Residential sales & lettings

House Plat Court, Church Crookham, Fleet,  
Hampshire, GU52 6XW  
Price guide £400,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Modern End Terrace Home
- Lounge Open Plan To Kitchen/Dining Room
- Refitted Family Bathroom
- Enclosed Westerly Facing Garden
- Allocated Parking Space & Visitors Parking
- Entrance Hall & Cloakroom
- 3 Bedrooms
- Gas Radiator Heating & Double Glazed Windows
- Single Garage
- Cul De Sac Location

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

The property has been thoughtfully remodelled and modernised over the years, making it an ideal first time, second time or an investment purchase or for those looking to downsize and have a lock and go home.

The property is accessed via a pathway leading to a covered entrance porch with a front door giving access to the entrance hall which has stairs leading to the first floor landing and doors to the lounge and a downstairs cloakroom with a white suite.

The front aspect 16ft lounge has an understairs storage cupboard and open plan access to the refitted 17ft kitchen/dining room. The kitchen has worksurfaces, a range of eye and base level units, some integrated appliances, space for table and chairs, a double glazed door with side access and double glazed French doors to the garden.

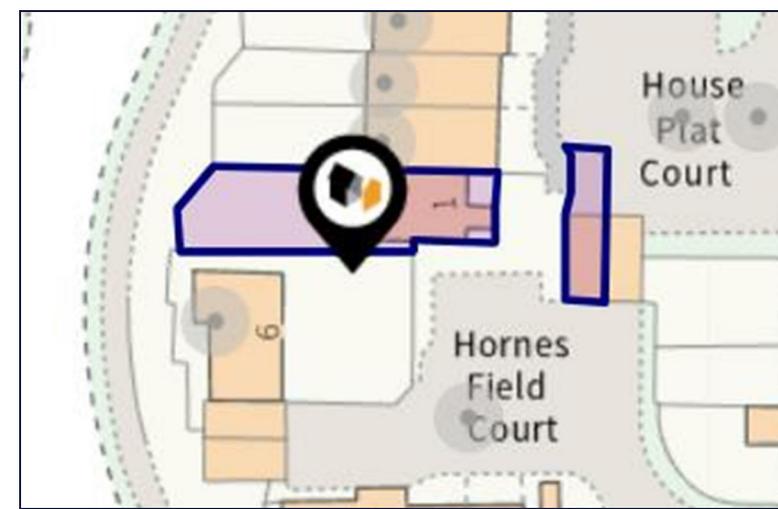
The first floor landing has access to the loft and there are doors to the three bedrooms and a refitted bathroom with a white suite.

The property further benefits from gas radiator heating, double glazed windows and a westerly facing rear garden, there is an allocated parking space, a single garage to the front of the property with light and power and visitor spaces.

We are advised that there is a service charge of £306.50 per annum.

Zebon Copse has its own convenience store, a wealth of walking, running and cycling routes including the Basingstoke canal and a community centre. Fleet Town Centre is a short drive away with its shopping and leisure facilities, infant, junior and senior schools. Fleet mainline railway station offers services to London Waterloo, whilst junction 4a of the M3 motorway is a short drive.

We highly recommend an early viewing to appreciate the features of the home and to avoid disappointment.





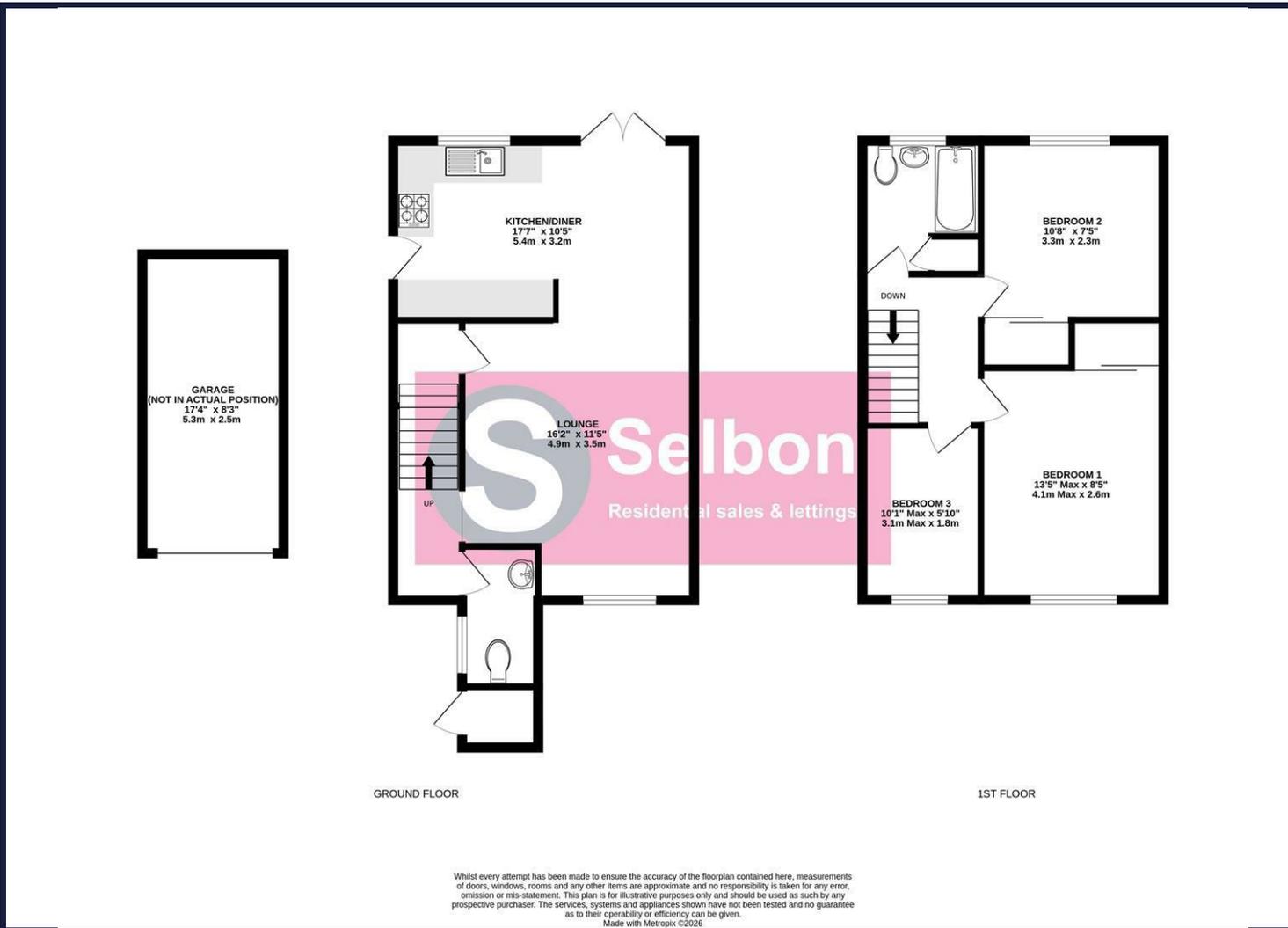




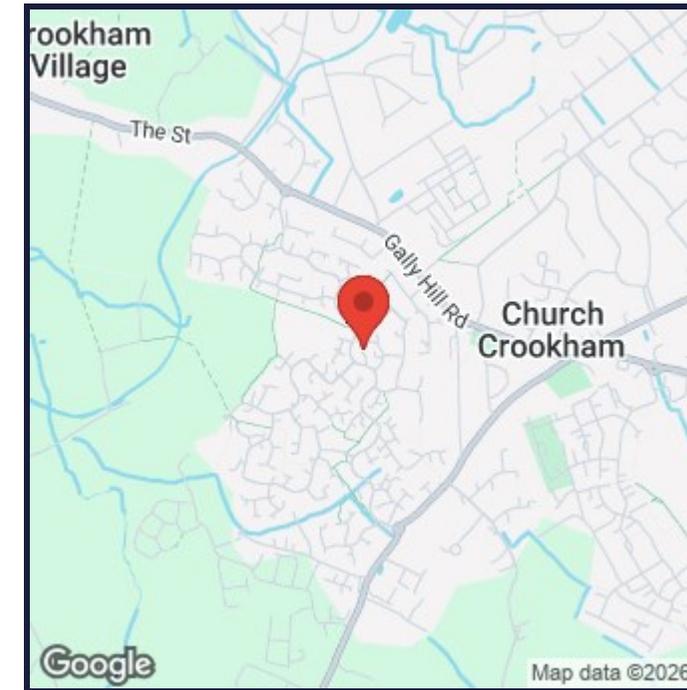




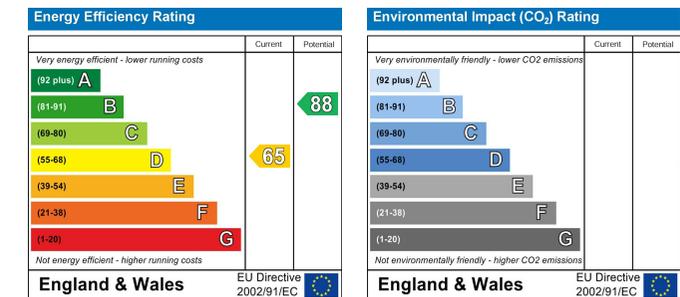
## Floor Plans



## 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

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