



Selbon

Residential sales & lettings

Kenilworth Road, Fleet,
Hampshire, GU51 3AY

Guide price £325,000 Leasehold - Share of Freehold



01252 979300
Selbonproperty.co.uk

- First Floor Maisonette
- Allocated Parking
- Close Proximity of Fleet Pond
- Two Bedrooms
- Ideal First Time Buy or Investment Property
- Share of Freehold
- Sought After Location
- Close Proximity of Fleet Station
- Enclosed Garden
- Kitchen/Breakfast Room

Selbon Estate Agents are delighted to offer to the market this two-bedroom first floor maisonette which is situated within the sought after area of Pondtail in Fleet. Benefits to this property include an enclosed rear garden, allocated parking, a share of freehold and this property would make an ideal first time buy or investment purchase.

Accommodation comprises of a spacious entrance hall leading to the light and airy well maintained 18ft kitchen/breakfast room which offers a range of units, work surfacing, integrated appliances and additional appliance. Within the kitchen you have direct access to the garden. Both bedrooms sit at the front of the property and both offer fitted wardrobes. The living room offers a feature glass fronted gas fireplace and views over the rear garden with the accommodation finished with ample storage and the generous bathroom which offers a sink, toilet, bath and a separate shower.

Outside the private enclosed courtyard garden offers a patio area, a mixture of flowers, shrub beds and access within the garden to the parking space at the rear and the front of the property. Also within the garden you have the added bonus of storage under the stairs leading to the back of the property.

The location of the property is fantastic for those who love the outdoors with Fleet Pond & Nature Reserve just around the corner, offering walking, running and cycling routes.

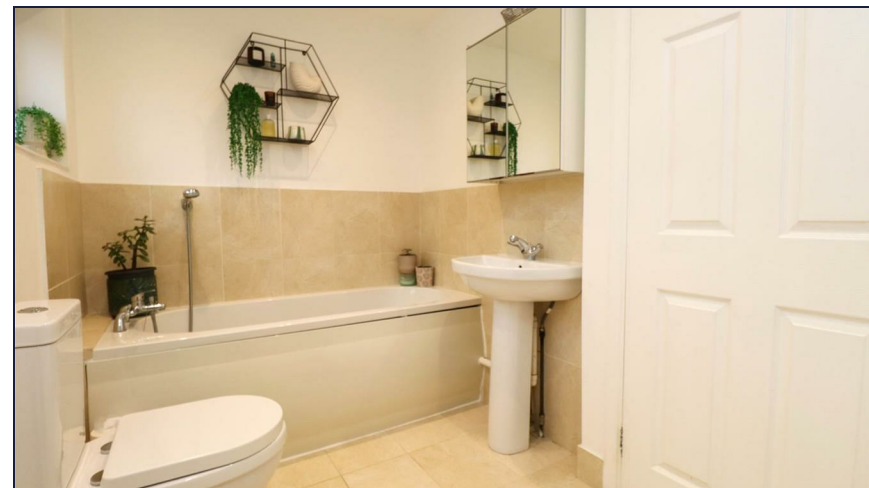
Closeby you have convenient access to the bus stop, Fleet railway station, the town centre and the M3 motorway. Velmead Woods, Oakley Park, and the Basingstoke Canal are also within easy reach.

The home is in the catchment area for many of Fleet's sought after schools including Velmead juniors and Fleet Infants.

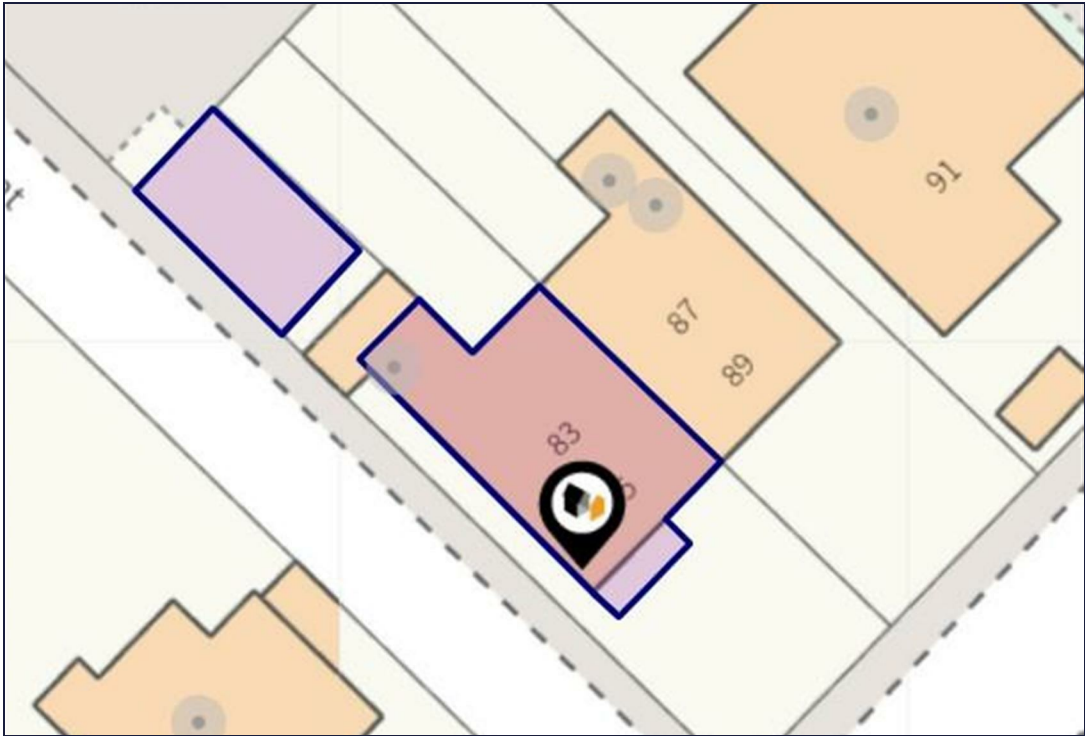
We await formal confirmation of the charges and lease details from the vendor and please note this property is a share of freehold with 943 years remaining on the lease and we have been advised by the owners that no ground rent or service charges are paid.









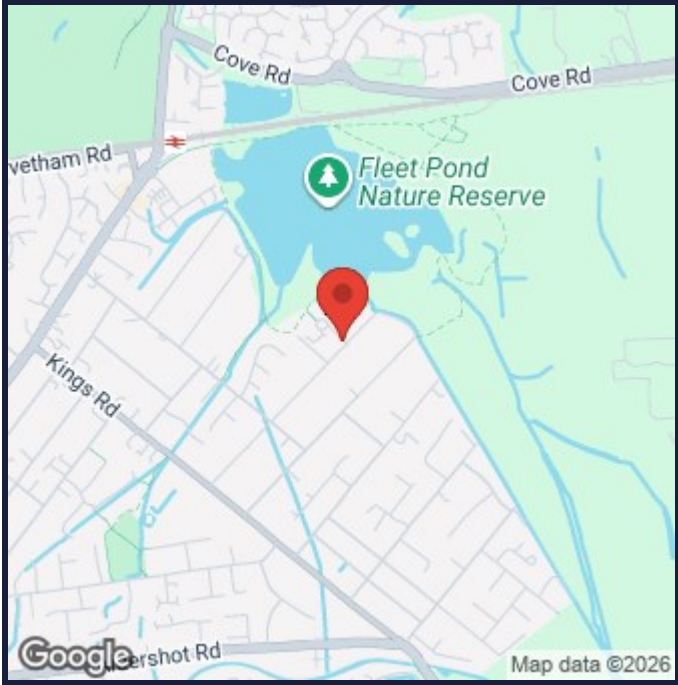




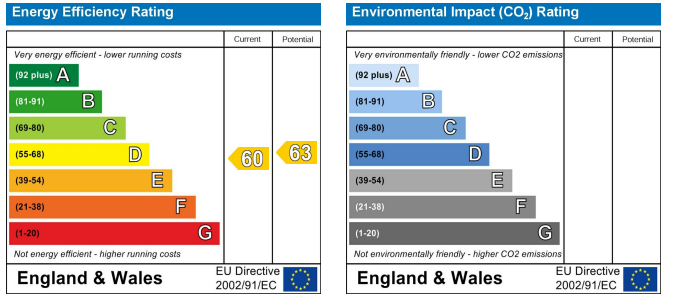
Floor Plans



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: C