



Selbon

Residential sales & lettings

Regent Close, Fleet,
Hampshire, GU51 3NS
Guide price £400,000 Freehold

3 2 1 C

01252 979300
Selbonproperty.co.uk

- Sought After Location
- Two Bathrooms
- Allocated Parking
- Carport
- Cul-de-sac Location
- Refitted Kitchen
- Living Room
- Low Maintenance Garden
- Garage
- Backing onto Basingstoke Canal

Selbon Estate Agents are delighted to offer to the market this three-bedroom terrace home which is situated within a sought-after cul-de-sac location within Fleet. Benefits to this property include a refitted kitchen, two bathrooms and a garage with allocated parking.

Accommodation comprises of an entrance hall leading to the light and airy living room with a electric glass fronted fireplace. The kitchen has been refitted to a high standard and offers a range of units, work surfacing, integrated appliances and additional appliance space. Access to the garden can be found within the kitchen through a set of French doors. The accommodation on the ground floor is finished with understairs storage.

Upstairs the property offers three bedrooms with the main bedroom offering built in wardrobes and a en-suite shower room. The accommodation is finished with the family bathroom which offers toilet, sink and bath with shower overhead.

Outside the 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 Basingstoke canal and at the rear of the garden you will find a garage with a carport.

Located within close proximity of Velmead woods and the Basingstoke canal, local shops and other amenities, the home is in the catchment area for many of Fleet's sought after schools including Heatherside and Court Moor schools.

For those looking to commute, Fleet's mainline station (45 minutes to Waterloo) is within walking distance or a short drive with excellent road links including the M3, A3 and A30 all easily accessible.

The owners have advised us that the garage roof has asbestos.





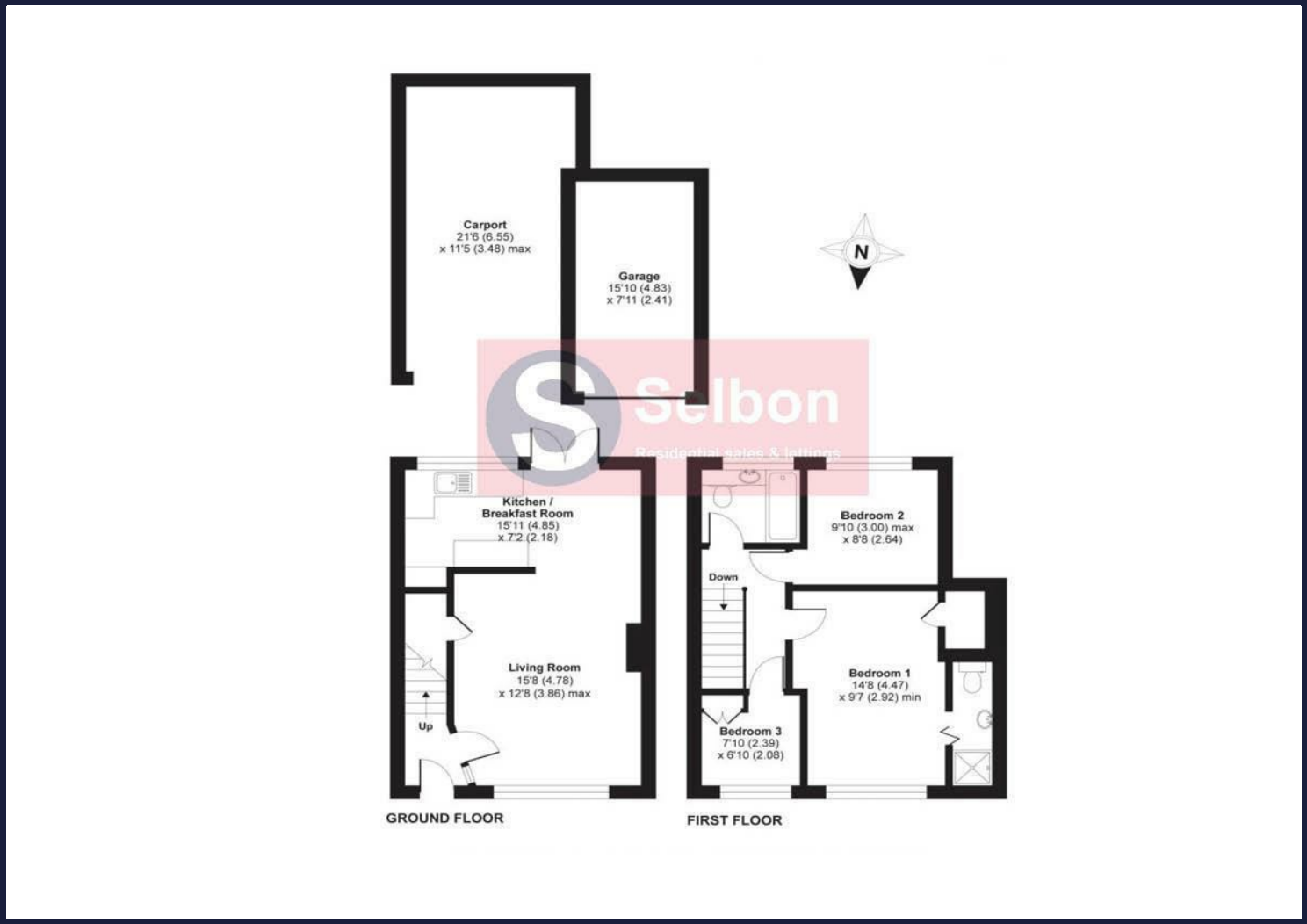








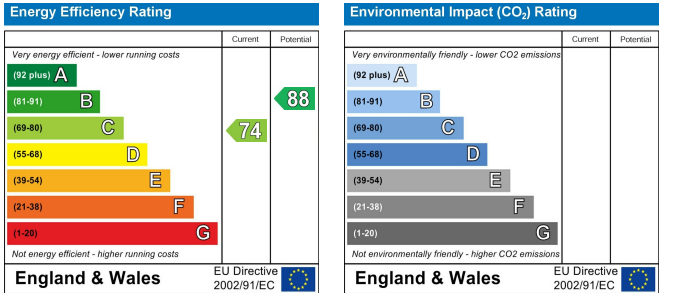
Floor Plans



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: C