



Selbon

Residential sales & lettings

Mill Corner, Fleet,
Hampshire, GU51 2UX
Guide price £350,000 Freehold

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Selbonproperty.co.uk

- Modern End Of Terrace Home
- Kitchen/Breakfast Room
- 2 Bedrooms
- Gas radiator Heating & Double Glazed Windows
- Enclosed North Westerly Garden
- Lounge
- Conservatory
- Family Bathroom
- Garage & Parking For 2/3 Cars
- Ancells Farm Location

Selbon Estate Agents are delighted to offer to the market this end of terrace home to the market, conveniently situated, in a cul-de-sac location, on the ever popular, Ancells Farm development.

The property is an ideal first time, investment purchase or for those looking to downsize to a lock up and go property. Due to the close proximity of Fleets mainline railway station and junction 4a of the M3, the property will also suit commuters.

Accessed via a path leading to the front door, which in turn leads in to the front aspect 14ft lounge, which has stairs to the first floor landing and the kitchen/breakfast room.

The 12ft kitchen/breakfast room has a range of storage units, work surfaces and appliance space, as well the option of a small breakfast area, however there is a door leading to a 12ft conservatory, which the current vendors use as a dining area and playroom.

The first floor landing has access to the loft and doors leading to the two bedrooms (bedroom one has built in wardrobes) and a bathroom with a white suite.

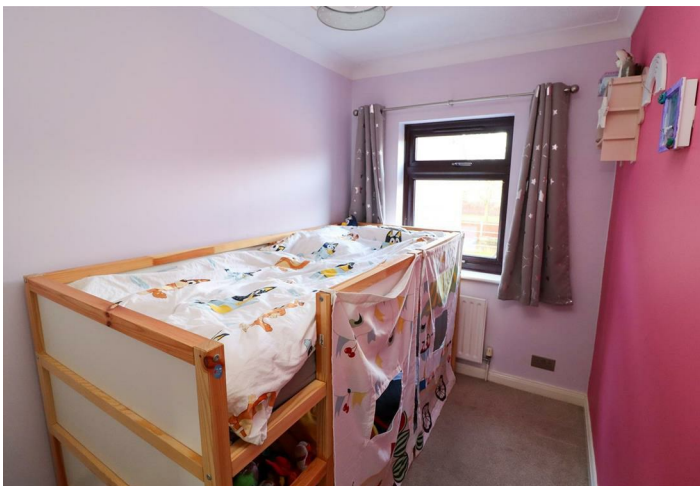
Further benefits include gas radiator heating, double glazed windows, a front garden laid to lawn with a high degree of privacy, an enclosed north westerly facing rear garden with an area of artificial grass and gated access leading to the single garage and driveway parking for 2/3 cars.

Ancells Farm has a local parade of shops with a Tesco express and fish and chip shop, there is a pub and bus stops and is within close proximity of Fleet main line station with access to London Waterloo. There are excellent road links including the M3, A30 & A3, giving access to London, Basingstoke, Guildford and many other towns and villages.

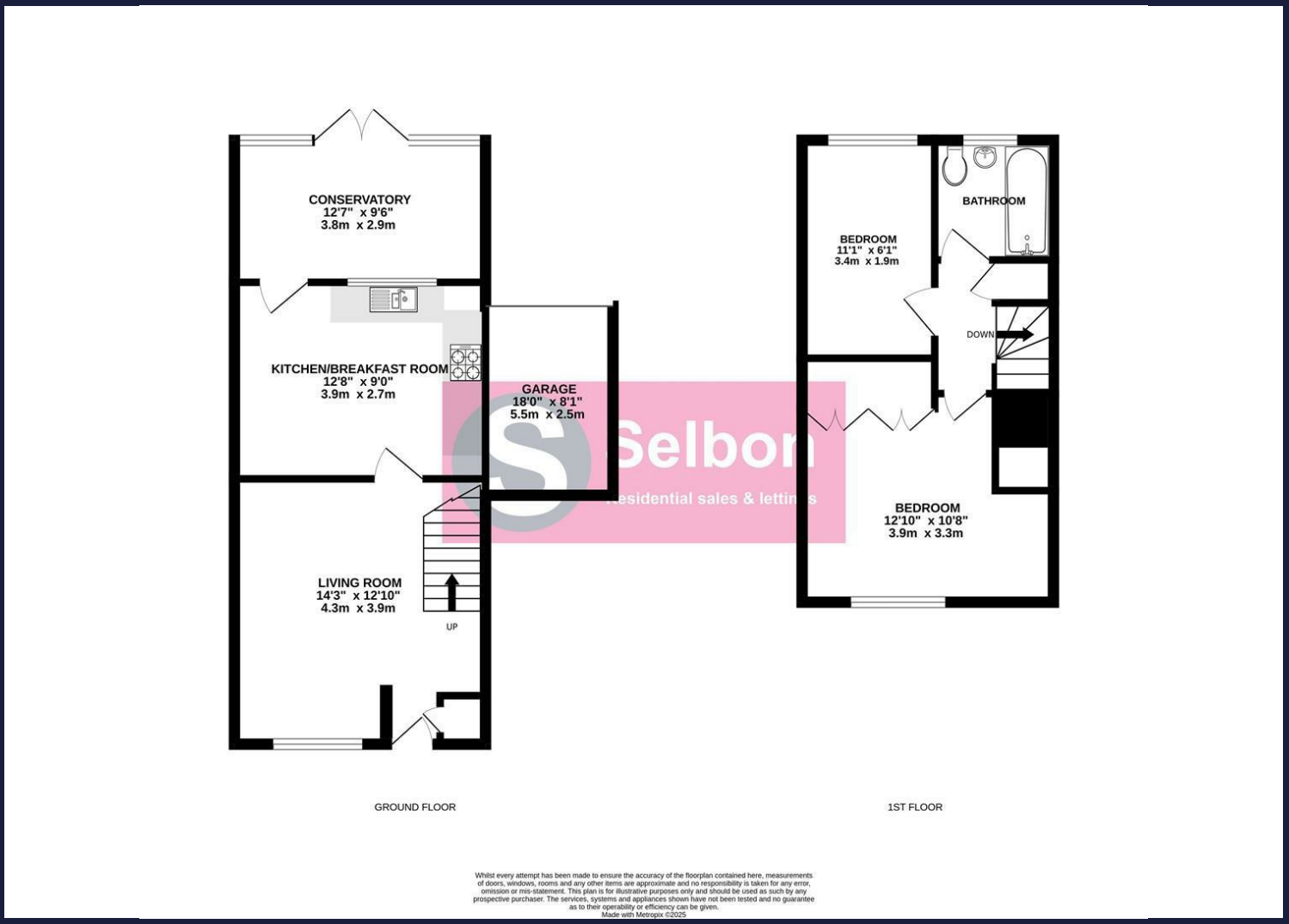
Fleet town centre with an array of shops, bars and restaurants is within walking distance as well as Fleet pond and Elvetham Heath nature reserve offering excellent walking, running and cycling routes.

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





Floor Plans



Viewing

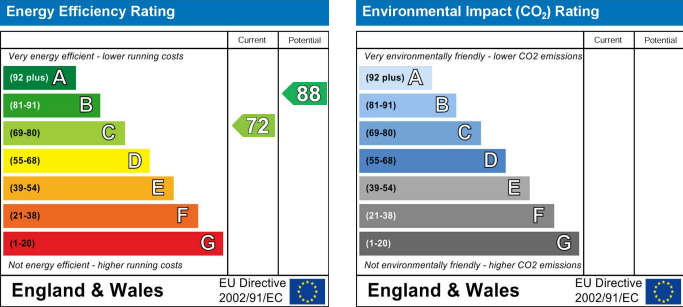
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Area Map



Energy Performance Graph



Council Tax Band: D