



- Modern Terrace Home
- Lounge/Dining Room
- 2 Bedrooms & Refitted Bathroom
- Enclosed Westerly Facing Garden
- Service Charge £306.50 PA

- Entrance Hall
- Refitted Kitchen
- Gas Radiator Heating & Double Glazed Windows
- Allocated Parking Space & Visitor Spaces
- Zebon Copse Location

Selbon Estate Agents are delighted to offer this modern 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 modernised over the years, making it an ideal first time, 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 the lounge/dining room.

The refitted 7ft front aspect kitchen has a range of eye and base level storage units, work surfaces and some integrated appliances. The 21ft lounge/dining room has space for table and chairs and double glazed French doors to the rear garden.

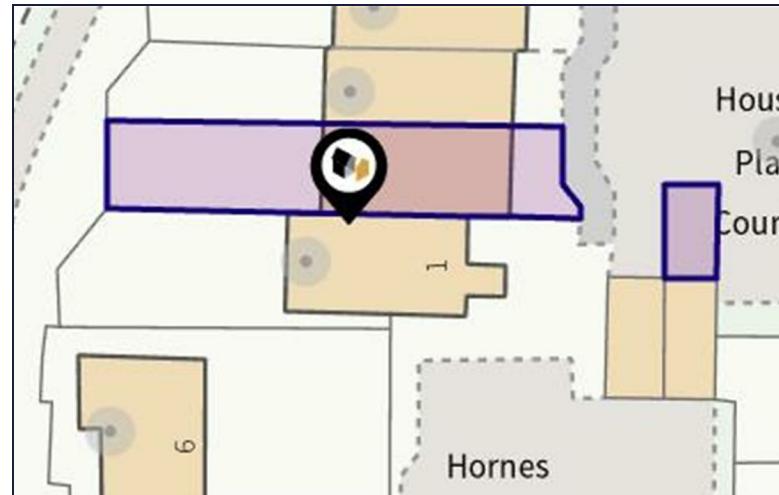
The first floor landing has access to the loft and there are doors to the two double bedrooms and a refitted bathroom with a white suite.

The property further benefits from gas radiator heating, double glazed windows and a westerly facing rear garden with decking and an area artificial grass, there is an allocated parking spaces and visitor spaces.

We are advised that due to the property formally being a shared ownership home, 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.

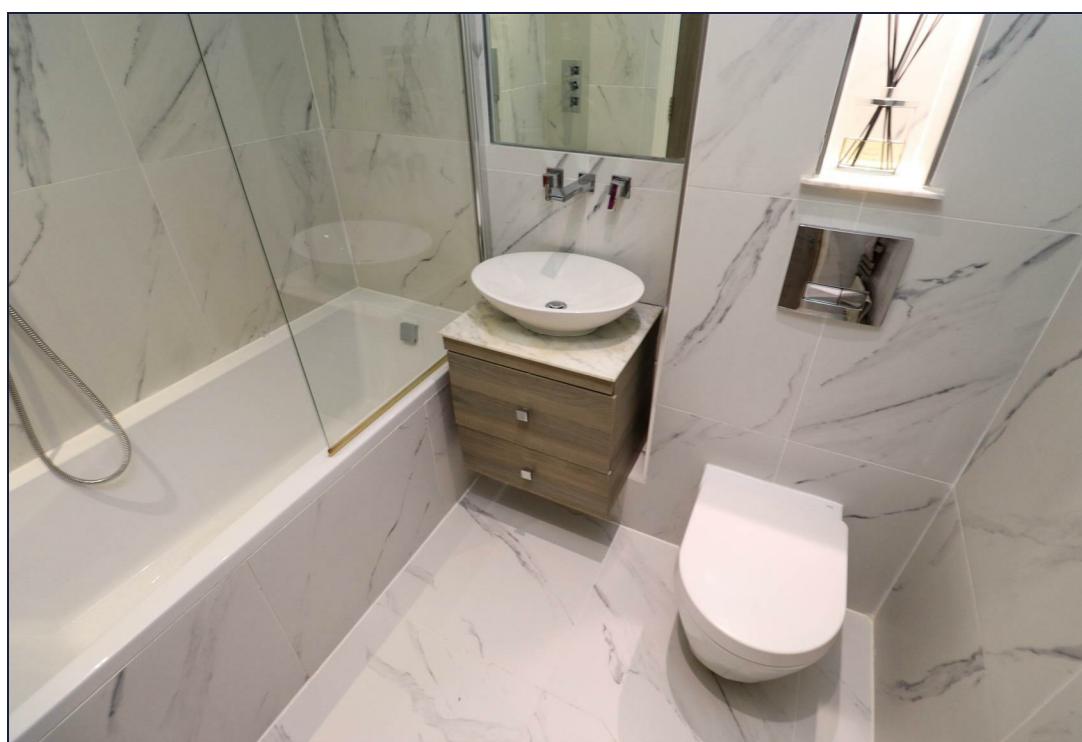
We highly recommend an early viewing to avoid disappointment.







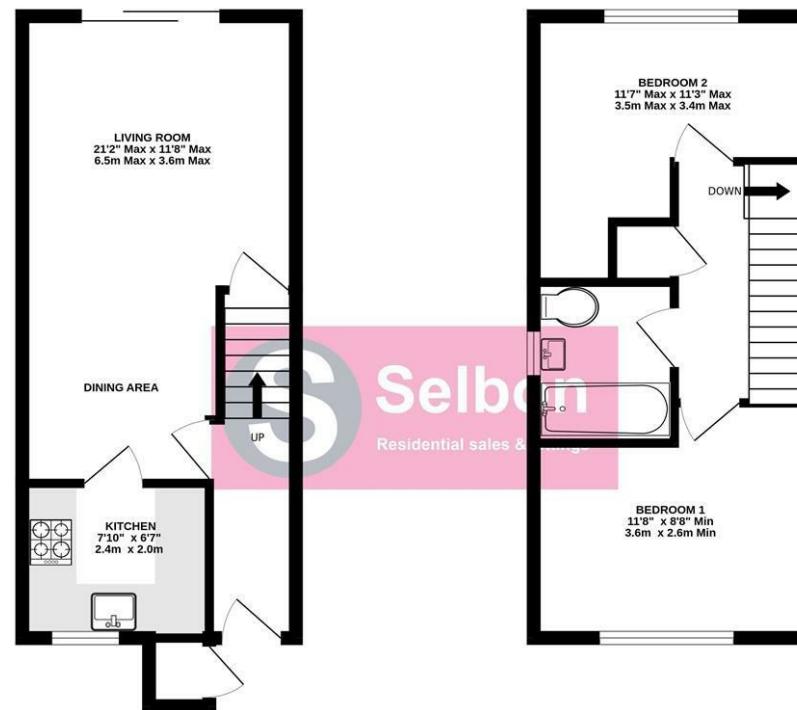






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## Floor Plans

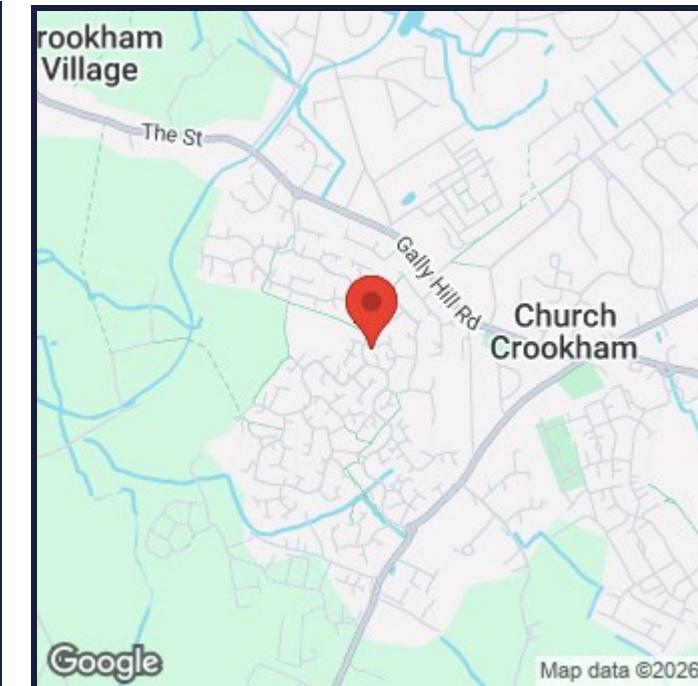


HOUSE PLAT COURT, CHURCH CROOKHAM.

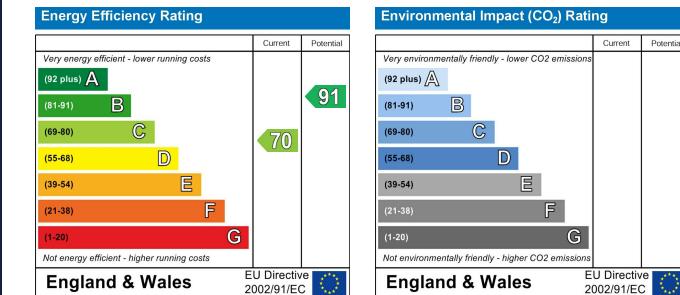
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for identification purposes only and must not be used as such by any prospective purchaser. The plan is not to scale and the dimensions of rooms and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## 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