



Selbon

Residential sales & lettings

Coxmoor Close, Church Crookham, Fleet,
Hampshire, GU52 6ES

Offers over £300,000 Freehold



01252 979300

Selbonproperty.co.uk

- No Onward Chain
- Two Bedrooms
- Living Room
- Ideal First Time Buy
- Scope to Extend
- Sought After Location
- Enclosed Rear Garden
- Garage in a Block
- Ideal Investment Property
- Cul-De-Sac Location

Selbon Estate Agents are delighted to offer to the market this two bedroom terrace property which is ideally situated in a cul-de-sac location in Church Crookham.

Benefits to this property include a garage in a block, driveway parking, an enclosed rear garage, an ideal first time purchase or buy to let investment property and no onward chain.

The ground floor accommodation comprises; entrance hallway with storage cupboard, kitchen and lounge/dining room which has doors to the rear garden. The kitchen is fitted with a range of eye and base level cupboard and drawer units with roll top wood effect work surfaces. Inset sink with mixer tap, integrated electric oven and hob with extractor over. Space for upright fridge/freezer, space for washing machine and dishwasher.

To the first floor are two good sized bedrooms, both with built-in wardrobes. The family bathroom comprises; panel enclosed bath with mixer tap and shower over, low level W.C. and circular hand wash basin.

Externally the rear garden is mainly laid to lawn with a mixture of flowers and shrubs throughout. Outside the back door a patio area can be found which is ideal for alfresco dining.

To the front the owners have blocked pathed the front garden to create possible parking but please note, the curb outside the front of the house has not be dropped to create a driveway but this could be done subject to permission from the local council. The property also benefits from a garage in a block and ample on-street parking.

The property is approximately 1.5 miles distant from the town centre and for the commuter Fleet mainline train station, with trains to London Waterloo in under 40 minutes is approximately 2.7 miles distant.

The current school catchment areas include: Heatherside Infant & Junior schools and Courtmoor secondary school. Local amenities are close by as well as an abundance on outdoor open spaces including Caesars Camp, Velmead Woods and the Basingstoke Canal to name a few.





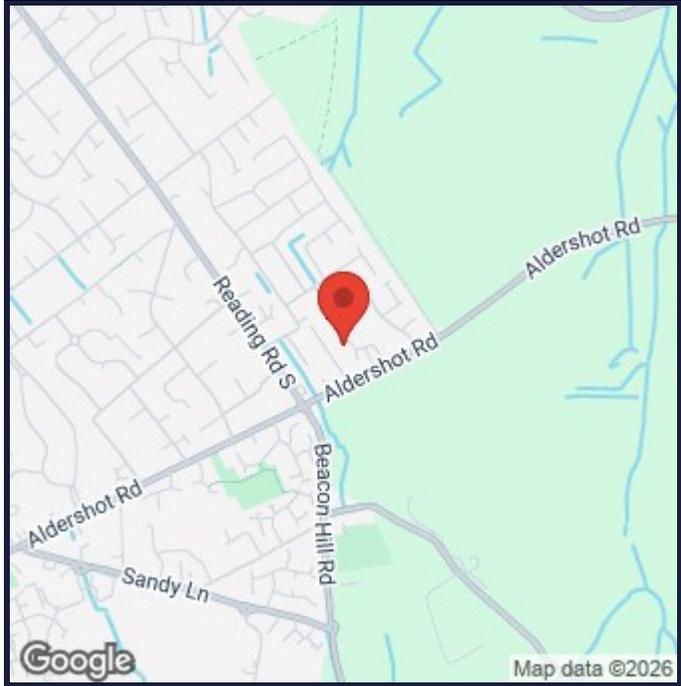




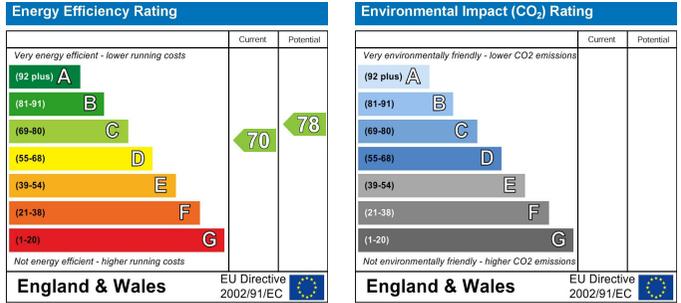
Floor Plans



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

Council Tax Band: C

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