



Selbon

Residential sales & lettings

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

Offers over £300,000 Freehold



01252 979300

Selbonproperty.co.uk

- Two Double Bedroom Terrace Property
- Recently Re-Decorated Internally
- Lounge/Dining Room With Door to Rear Garden
- Modern Kitchen & Hallway
- Close to Local Schools & Amenities
- Cul-De-Sac Location
- Garage In Nearby Block
- Gas Central Heating & Double Glazed Windows
- Re-Modelled South Westerly Facing Garden
- Ideal First Time Purchase & Investment Property

Selbon Estate Agents are delighted to offer to the market this two double bedroom terrace property that has been updated and redecorated by the current owner, ideally situated in a cul-de-sac location in Church Crookham.

Benefitting from a garage and a south-westerly facing rear garden this property is an ideal first time purchase or buy to let investment property.

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.

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 south-westerly facing rear garden has been re-done and includes an area of lawn and is enclosed by timber fencing. immediately to the rear of the property is an area laid to shingle.

To the front of the property is an area of lawn with pathway leading to a covered area which in turn leads to the front door.

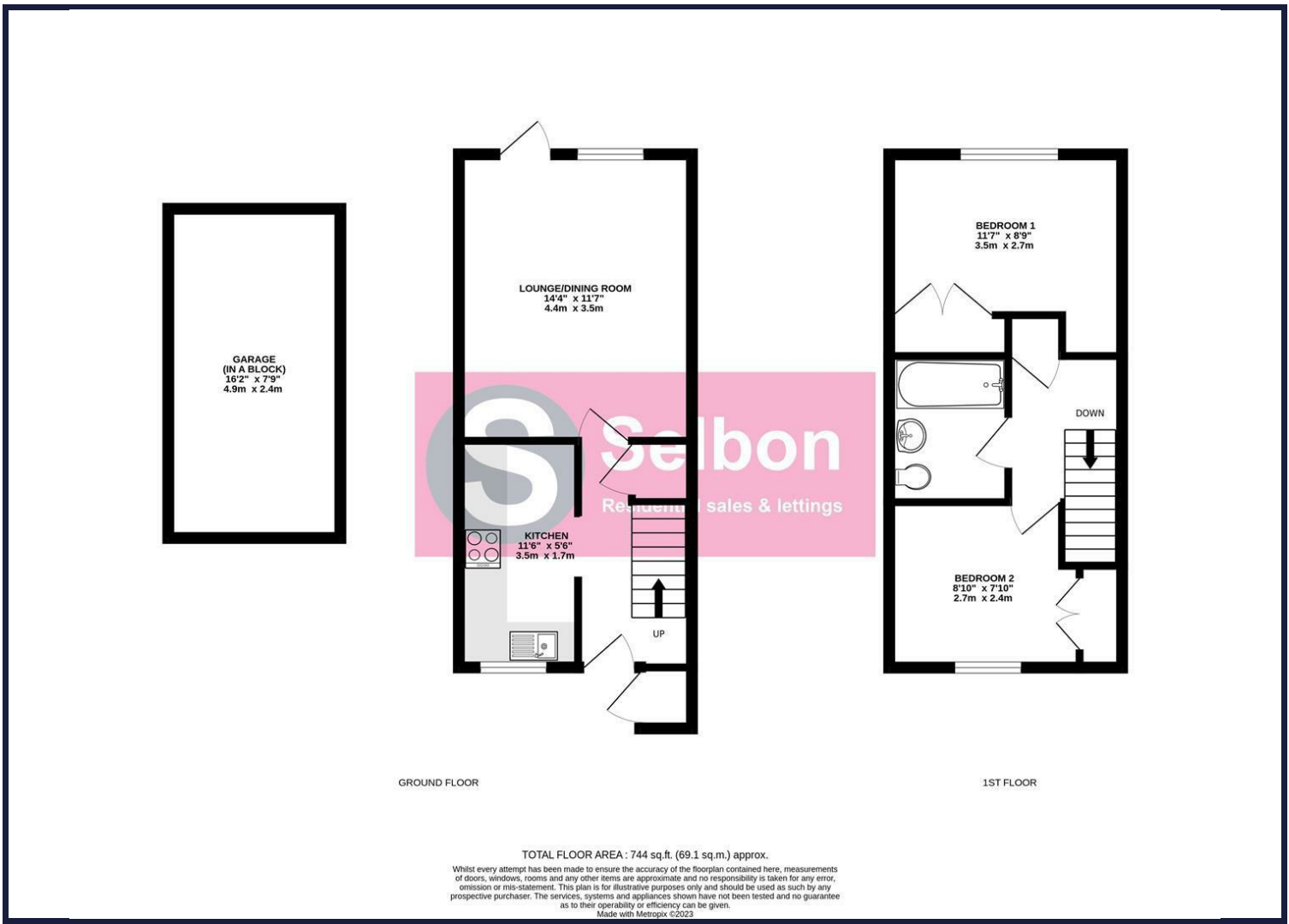
The property also benefits from a garage in a block and ample on-street parking.

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.

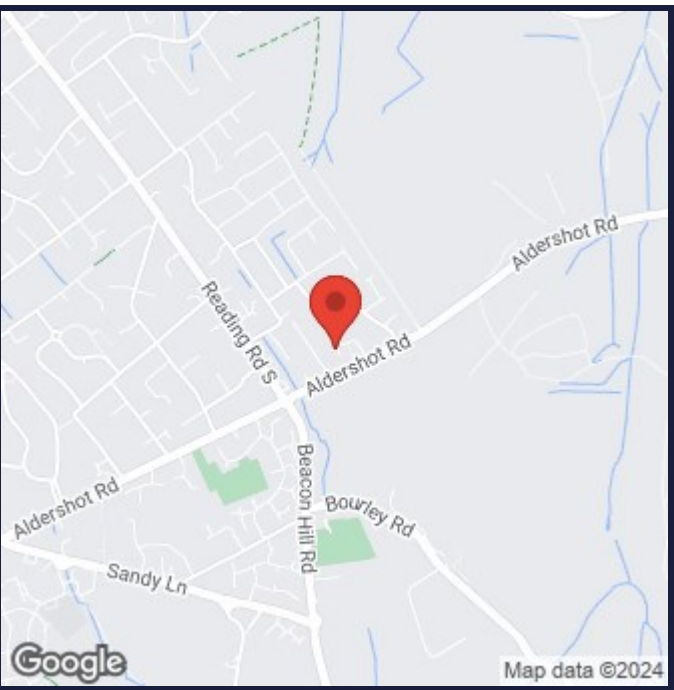




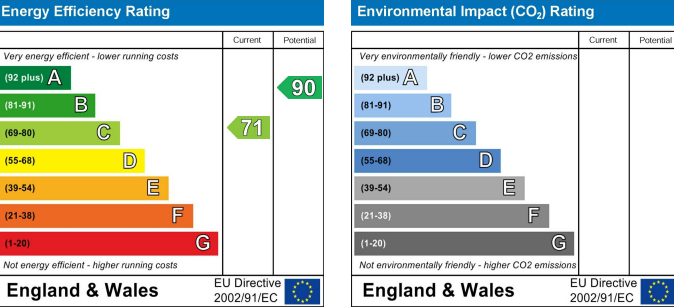
Floor Plans



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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