



**Selbon**

Residential sales & lettings

The Cedars, Fleet,  
Hampshire, GU51 3YL

Offers in excess of £300,000 Freehold



**01252 979300**  
Selbonproperty.co.uk



- Modern Mid Terrace Home
- 14ft Lounge
- 2 Bedrooms
- Electric Heating & Double Glazed Windows
- Allocated Parking Space
- Entrance Hall
- 13ft Kitchen/Dining Room
- Bathroom
- Enclosed Rear garden
- Tenant In Situ Until September 2024

Selbon Estate Agents are delighted to offer this modern terrace home to the market, conveniently located in a cul de sac, within close proximity of local shops and amenities.

The property is an ideal first time or investment purchase, the current vendors purchased the home in 2010 and enjoyed 3 happy years in the home before deciding to rent the property. They have enjoyed over a decade as landlords and have successfully let the property on many occasions.

The property is accessed via a path leading to the front door, which in turn leads to an entrance hall with stairs to the first floor landing. There is a door leading to the 14ft front aspect lounge which has a door leading to the refitted kitchen with a range of eye and base level storage units, work surfaces and some integrated appliances as well as a door leading to the rear garden.

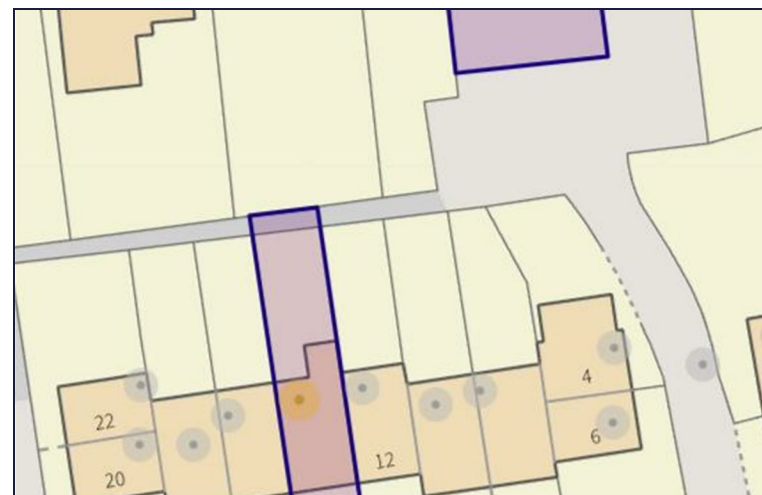
The first floor landing has doors to the two bedrooms and a family bathroom with a white suite. The main bedroom has a double built in wardrobe and airing cupboard with the hot water tank, bedroom two is a good size room measuring 11ft.

The property further benefits from electric heating, double glazed windows, an enclosed northerly facing rear garden with gated access to the parking area where you will find an allocated parking space.

The Cedars is ideally located for those who are looking to be within walking distance or short drive of Fleet town centre offering an array of shops, bars and restaurants as well as some of Fleet's most sought after schools. The mainline railway station giving access into Waterloo as well as excellent road links including the M3, A30 and A3 are all within easy reach.

For those who love the outdoors there is access to Fleet pond, Velmead Woods, Ceasars camp and the Basingstoke canal, all a short distance away, offering excellent dog walking, running and cycling routes.

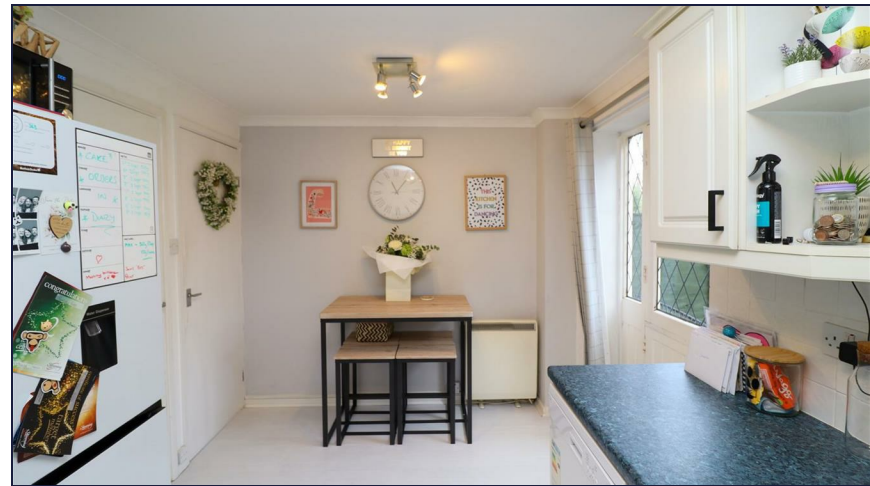
We highly recommend an early viewing to appreciate the features of the home.









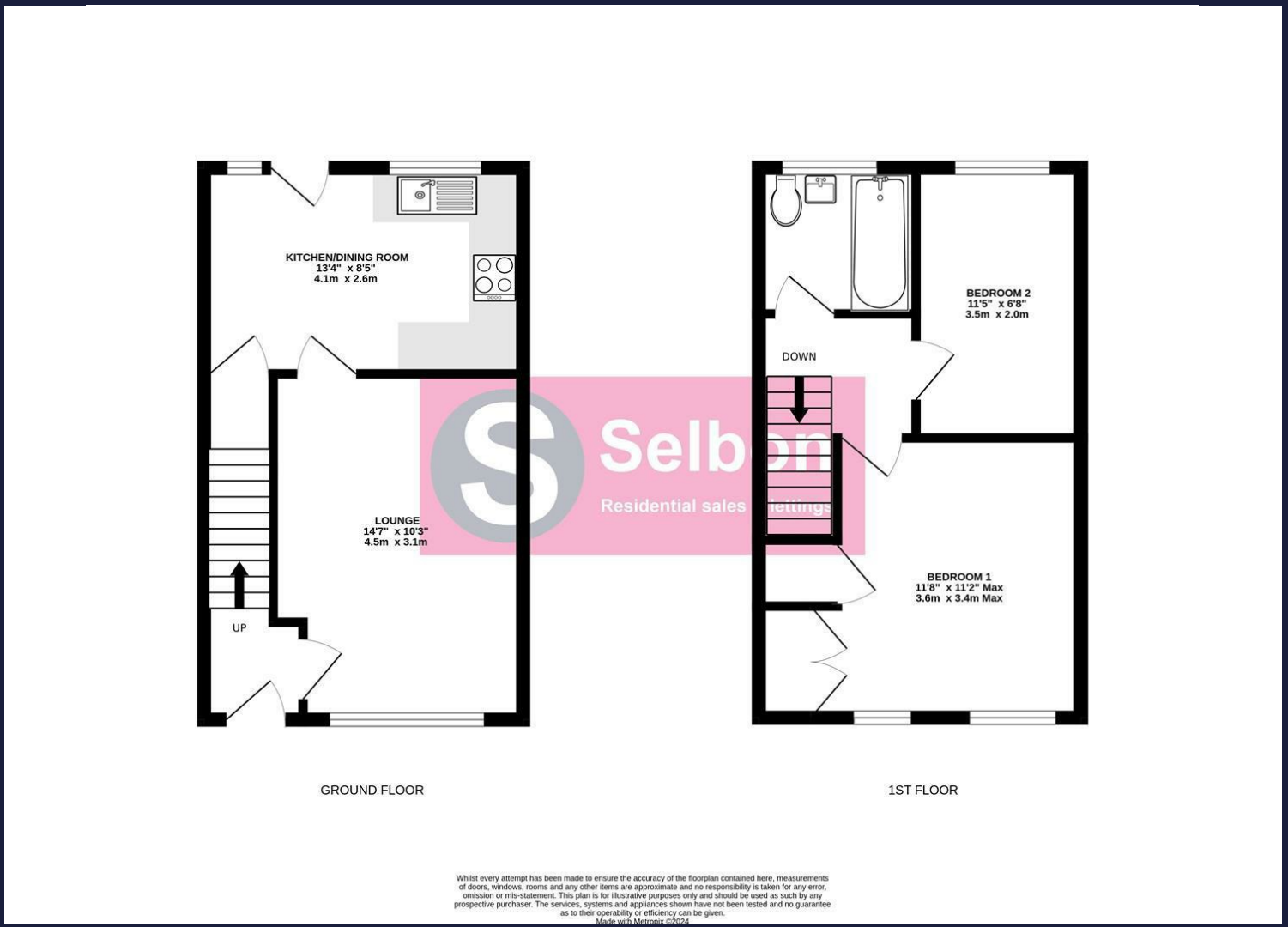




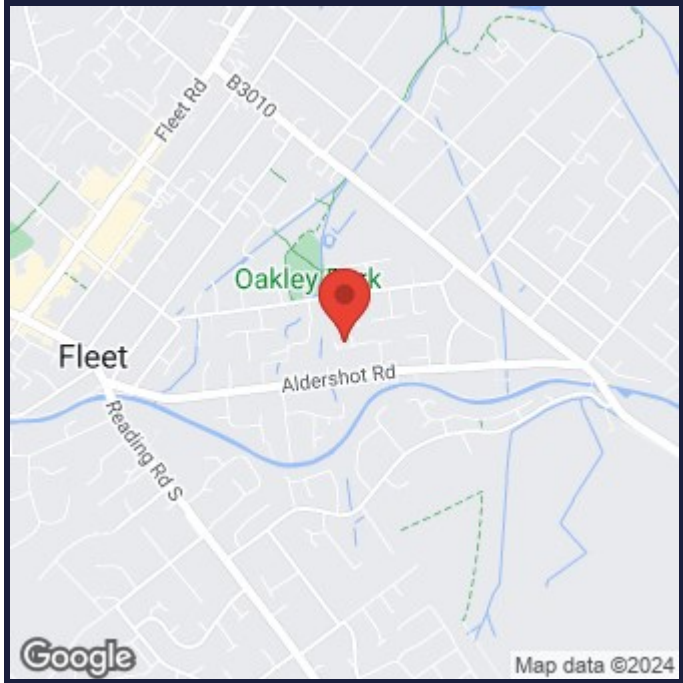




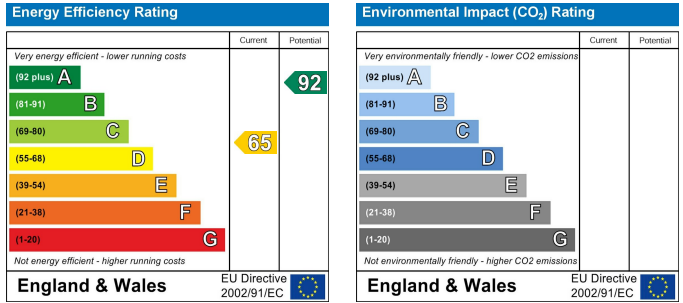
Floor Plans



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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