



Selbon

Residential sales & lettings

Wintney Street, Fleet,
Hampshire, GU51 1AL

Offers in excess of £350,000 Freehold



01252 979300

Selbonproperty.co.uk

- Modern Terrace Home
- Lounge
- 2 Double Bedrooms & Bathroom
- Enclosed Rear Garden
- Cul DeSac Location
- Entrance Hall & Cloakroom
- Kitchen/Dining Room
- Gas Radiator Heating & Double Glazed Windows
- Garage & Parking Space To Rear
- Elvetham Heath Location

Selbon Estate Agents are delighted to offer this modern terrace property to the market, situated in a cul de sac location, on the ever popular Elvetham Heath development.

The property is an ideal first time or investment purchase with Elvetham Heath conveniently located with access to local shops, Fleet town centre, mainline railway station and the M3.

Accessed via a pathway leading to the front door which in turn leads to the entrance hall with attractive flooring and doors leading to the lounge and a downstairs cloakroom with a white suite.

The light and airy 17ft (max) lounge has a front aspect double glazed window, under stairs area currently home to the television and a bay suitable for a small study area and there is a door leading to the 12ft refitted kitchen/breakfast room with ample storage cupboards, some integrated appliances and double glazed French doors to the rear garden.

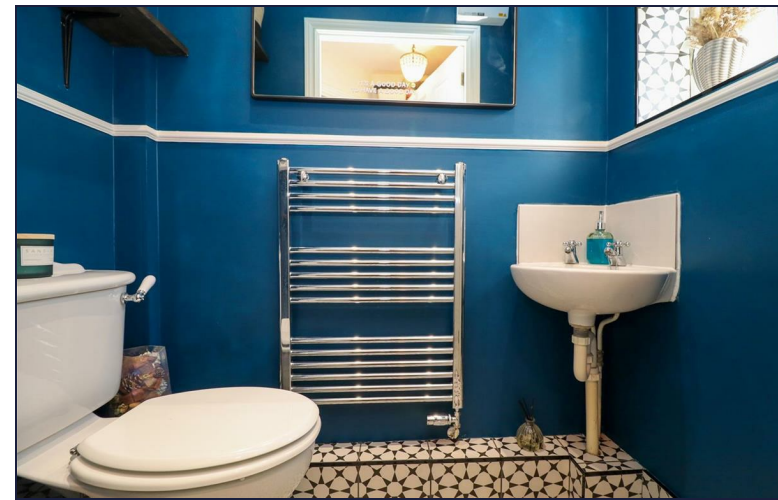
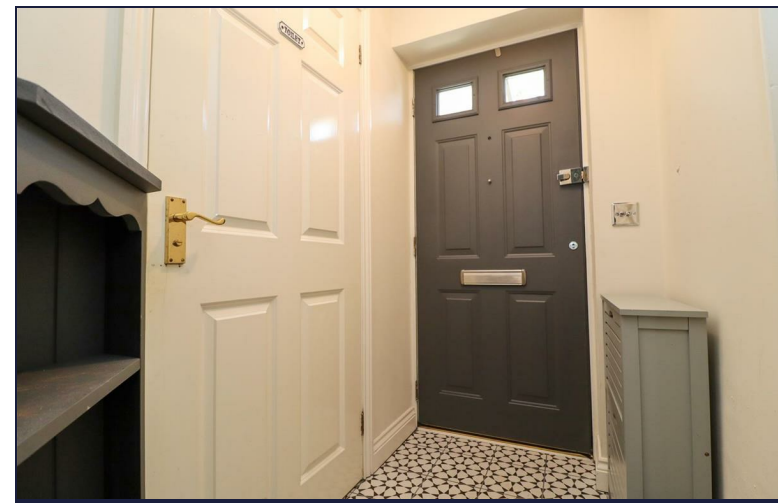
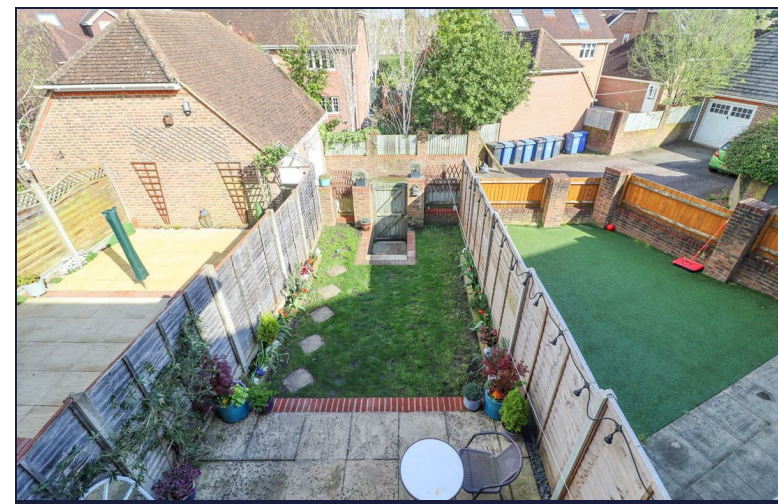
The first floor landing has access to the loft which has a light and is mainly boarded, there are doors leading to a main bedroom with a double built in wardrobe, bulk head storage cupboard and a recessed area currently used as a study area. The second bedroom is a good size double with a built in wardrobes and there is a bathroom with a white suite.

Further benefits include gas central heating, double glazed windows, an enclosed easterly facing rear garden with gated access leading to a single garage with a parking space in front.

Elvetham Heath offers a Morrison's supermarket, pub, church, school, a local nature reserve offering pleasant walking and cycle routes as well as open playing fields and children's park, all within walking distance of the home.

Also with walking distance or a short drive are Fleet town centre with an array of shops, pubs and restaurants, Fleet mainline railway station (Waterloo line) and access to the M3, A30 & A3 road networks.

We would highly recommend an early viewing to fully appreciate this fine home and avoid disappointment.











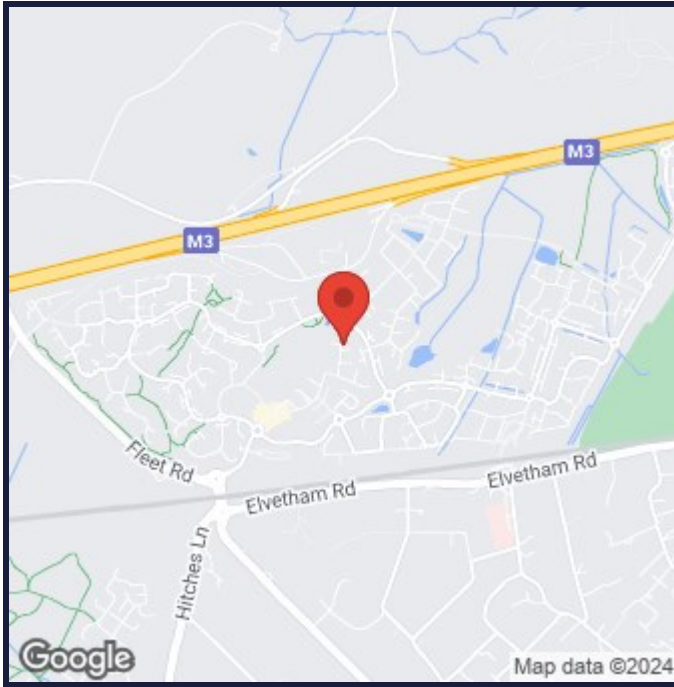
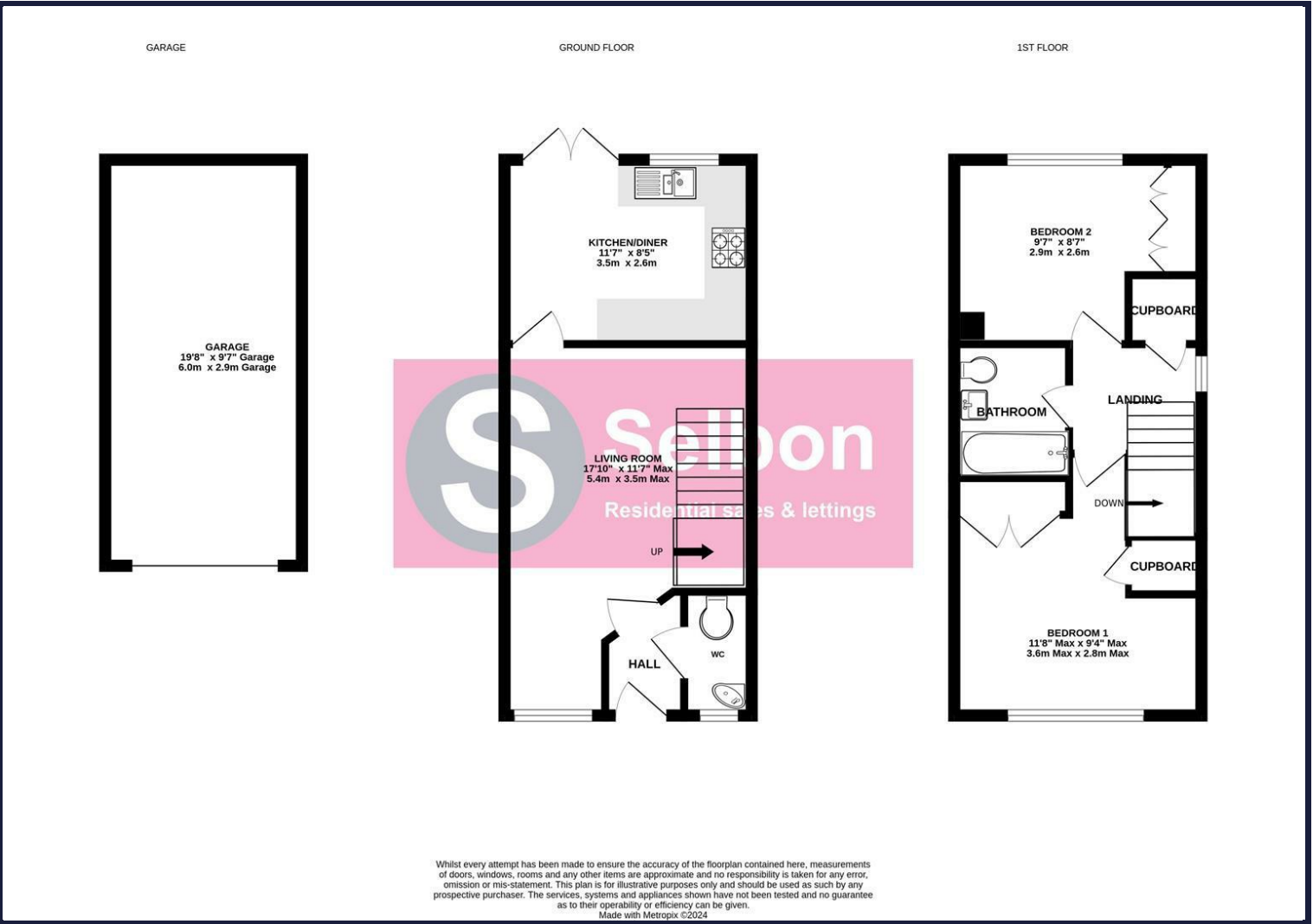




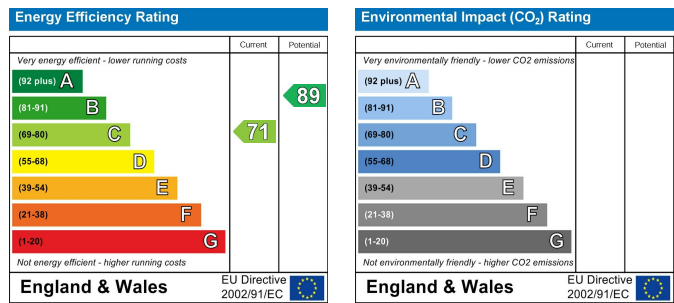


Floor Plans

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: D

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