



Selbon

Residential sales & lettings

Shire Avenue, Fleet,
Hants, GU51 2TB

Offers in excess of £375,000 Freehold



01252 979300

Selbonproperty.co.uk

- Extended Semi Detached Home
- 12ft Kitchen/Breakfast Room
- Bathroom
- Good Size Enclosed Rear Garden
- Cul De Sac Location
- 14ft Lounge
- 2 Double Bedrooms
- Gas Radiator Heating
- Garage & Driveway Parking
- Close to Fleet Mainline Station

Selbon Estate Agents are delighted to offer to the market this two bedroom semi detached property, conveniently situated in a cul-de-sac location, on the ever popular, Ancells Farm development.

Starting life as a one bedroom starter home, the property has been thoughtfully extended to offer larger than average living accommodation, for a modern two bedroom property.

The property is ideal for many types of buyers, with Ancells farm being popular for first time buyers and tenants alike, making it a perfect investment purchase. Also for those looking to downsize and have a lock up and go property, or looking to commute to London, as Fleet's mainline railway station and junction 4a of the M3, being easily accessible.

Accessed via a path leading to the front door, which leads in to the bright and spacious 14ft lounge with stairs to the first floor landing with a storage cupboard below and double doors to the 12ft fitted kitchen/breakfast room with a good range of storage units, worksurfaces and some integrated appliances as well as, space for a small table and chairs and double glazed French doors to the rear garden.

The first floor landing has access to the loft, where you will find the combination boiler, a storage cupboard and doors leading to the two double bedrooms (bedroom two has built in wardrobes and a blk head storage cupboard) and a modern bathroom with a white suite.

Further benefits include gas radiator heating, double glazed windows, an open plan front garden, an enclosed rear wrap around garden, a single garage and driveway parking.

Ancells Farm has a local parade of shops with a Tesco express and fish and chip shop, there is a pub and bus stops and is within walking distance of Fleet main line station. Fleet town centre with an array of shops, bars and restaurants is within walking distance as well as Fleet pond and Elvetham Heath nature reserve offering excellent walking, running and cycling routes.

We highly recommend an early viewing.





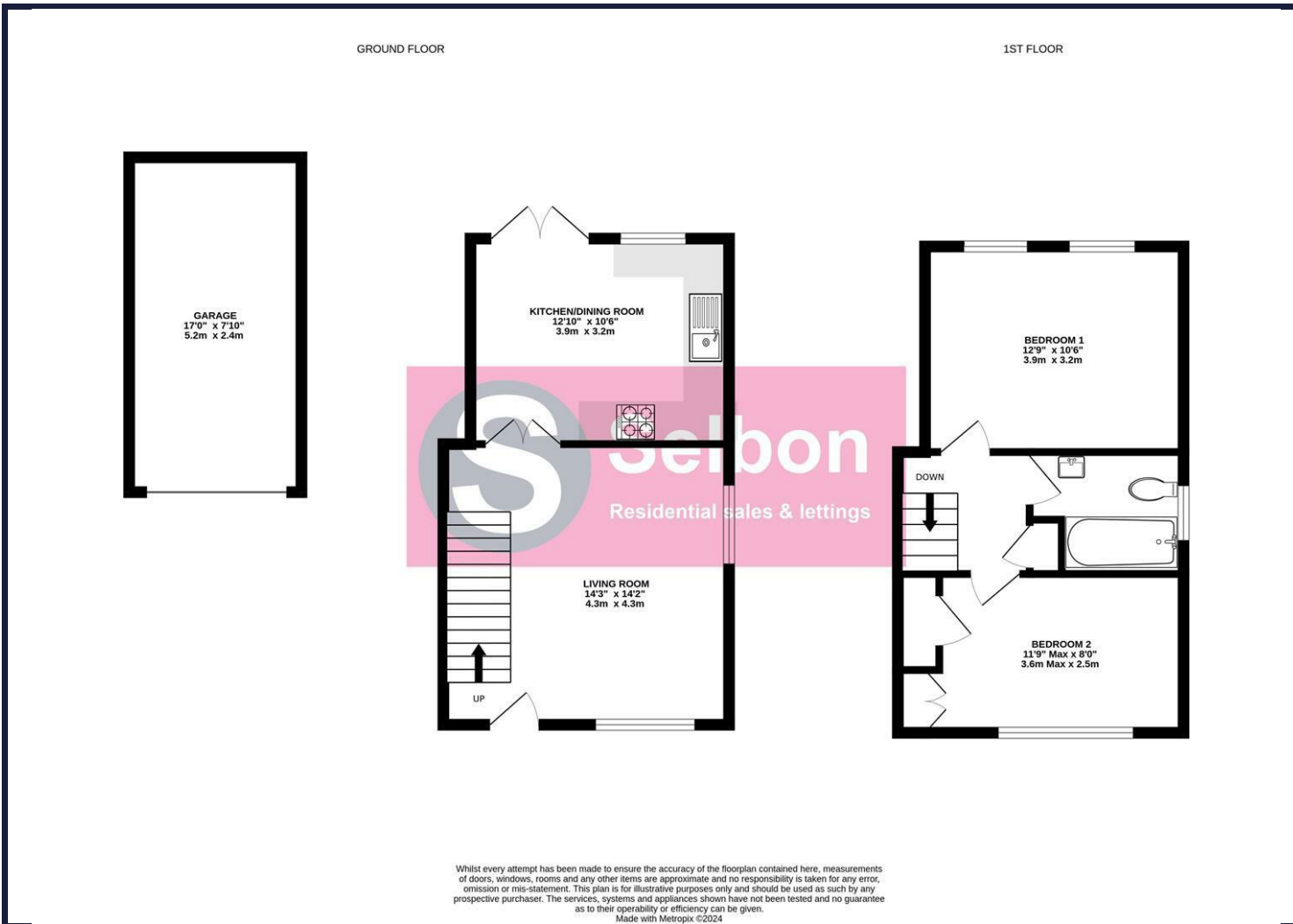




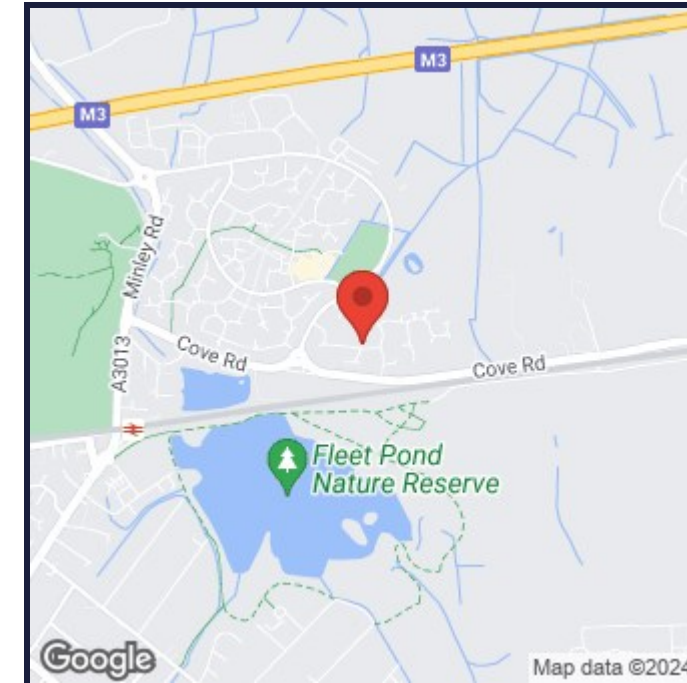




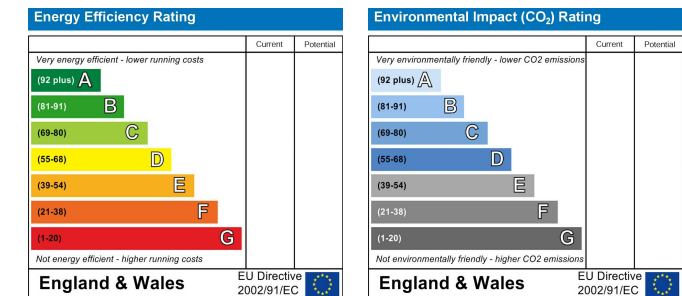
Floor Plans



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

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Council Tax Band:

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