



Selbon

Residential sales & lettings

Colbred Corner, Fleet,
Hampshire, GU51 2UE
Offers over £350,000 Freehold



01252 979300
Selbonproperty.co.uk

- End-Terrace House
- Two Bedrooms
- Living Room With French Doors to Garden
- Close to M3 J4a & Fleet Train Station
- Gas Central Heating & Double Glazed Windows
- Ancells Farm Development
- Re-Fitted Kitchen
- Three Piece Family Bathroom
- Driveway Parking & Further Allocated Parking Space
- Cul-De-Sac Location

Selbon Estate Agents are delighted to offer to the market this two bedroom end of terrace property situated in a cul-de-sac location on the popular Ancells Farm development.

The property is offered for sale in excellent order internally and is located within 1 mile distant from Fleet mainline train station with trains to London Waterloo in under 40 minutes. Also within easy reach is Fleet town centre and access to junction 4a of the M3 motorway.

Accommodation comprises; rear aspect living room with French doors to the rear garden, re-fitted kitchen, two bedrooms and a family bathroom.

The re-fitted kitchen has eye and base cupboard and drawer units with wood effect roll top work tops. Inset sink with mixer tap, space for cooker with extractor over. Further space for upright fridge/freezer and washing machine.

To the first floor there are two bedrooms and a family bathroom. The bathroom comprises; panel enclosed bath with shower over and central taps, low level W.C. and pedestal hand wash basin.

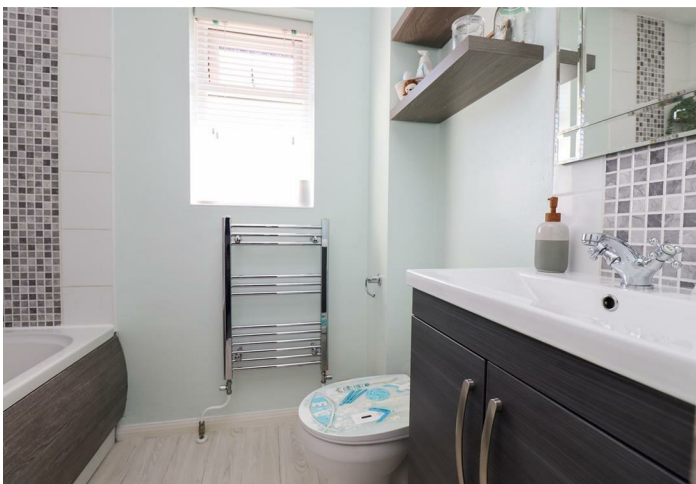
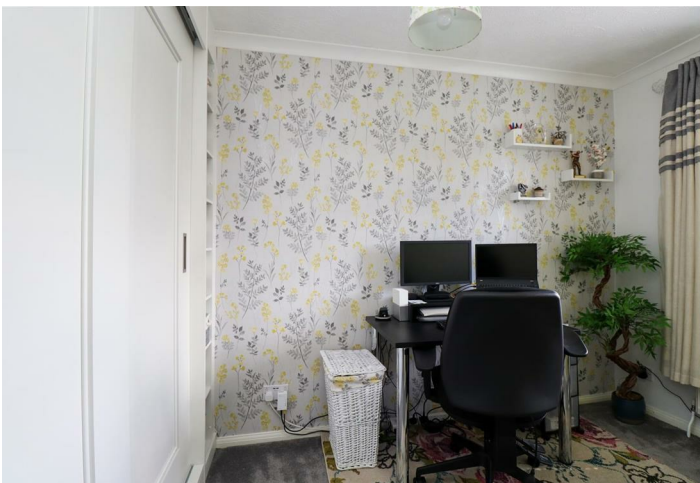
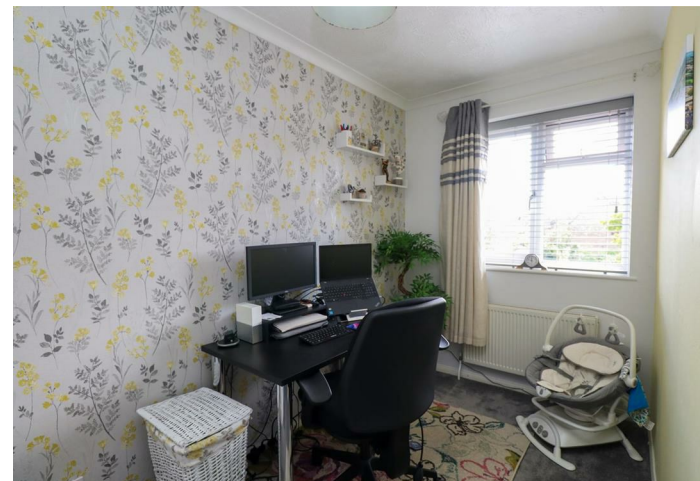
Externally the rear garden is predominately laid to lawn and is enclosed by timber fencing. Immediately to the rear of the property is a patio area, ideal for alfresco dining.

To the front is an area of lawn and driveway parking. There is also an additional parking space located close by to the property.

The property is an ideal investment or first time purchase. Ancells Farm has a local parade of shops with a Tesco's express and fish and chip shop, there is a pub and bus stops all within easy reach.

The current school catchment areas include: Fleet Infant school, Velmead Junior school and Calthorpe Park Secondary school.





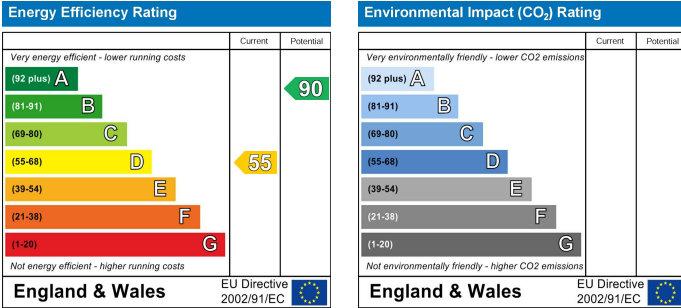
Floor Plans



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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