



Selbon

Residential sales & lettings

17 Fleet Road, Fleet,
Hampshire, GU51 3QF

Offers over £180,000 Leasehold



01252 979300

Selbonproperty.co.uk

- Ground Floor Maisonette
- Private Mature Rear Garden
- One Bedroom
- Electric Heating & Double Glazed Windows
- Close to Fleet Train Station & High Street
- Open Plan Lounge / Kitchen
- Modern Kitchen
- Modern Bathroom Suite
- Allocated Parking & Visitor Space
- No Onward Chain

Selbon estate agents are delighted to offer this modern ground floor maisonette to the market which has the added benefit of a private rear garden, conveniently located close to Fleet train station and town centre.

The property is an ideal first time or investment purchase and would suit professionals who work in London as the mainline railway station, which gives access to Waterloo, is within close proximity as well as excellent road links including the M3 & A3.

The property is accessed via its own front door leading to an entrance area. The open plan lounge/kitchen has French doors leading to rear garden. The modern kitchen has eye and base level units with laminate work surfaces. Inset stainless steel sink with mixer tap, space and plumbing for washing machine and fridge. Built-in electric oven, inset electric hob with extractor over and wall mounted electric heater.

The bedroom features a rear aspect double glazed window and electric heater.

The bathroom is finished to a high standard and features a panel enclosed bath with mixer tap and shower attachment. Low level WC, pedestal hand wash basin, tiled walls and inset feature mirror.

The rear garden measures approximately 25.ft in length by 23ft. in width and is mainly laid to lawn. Immediately to the rear of the property is a decked area and gate leads to the front of the property.

To the front is one allocated parking space and a visitor space. Further parking can be found on-street in neighbouring roads.

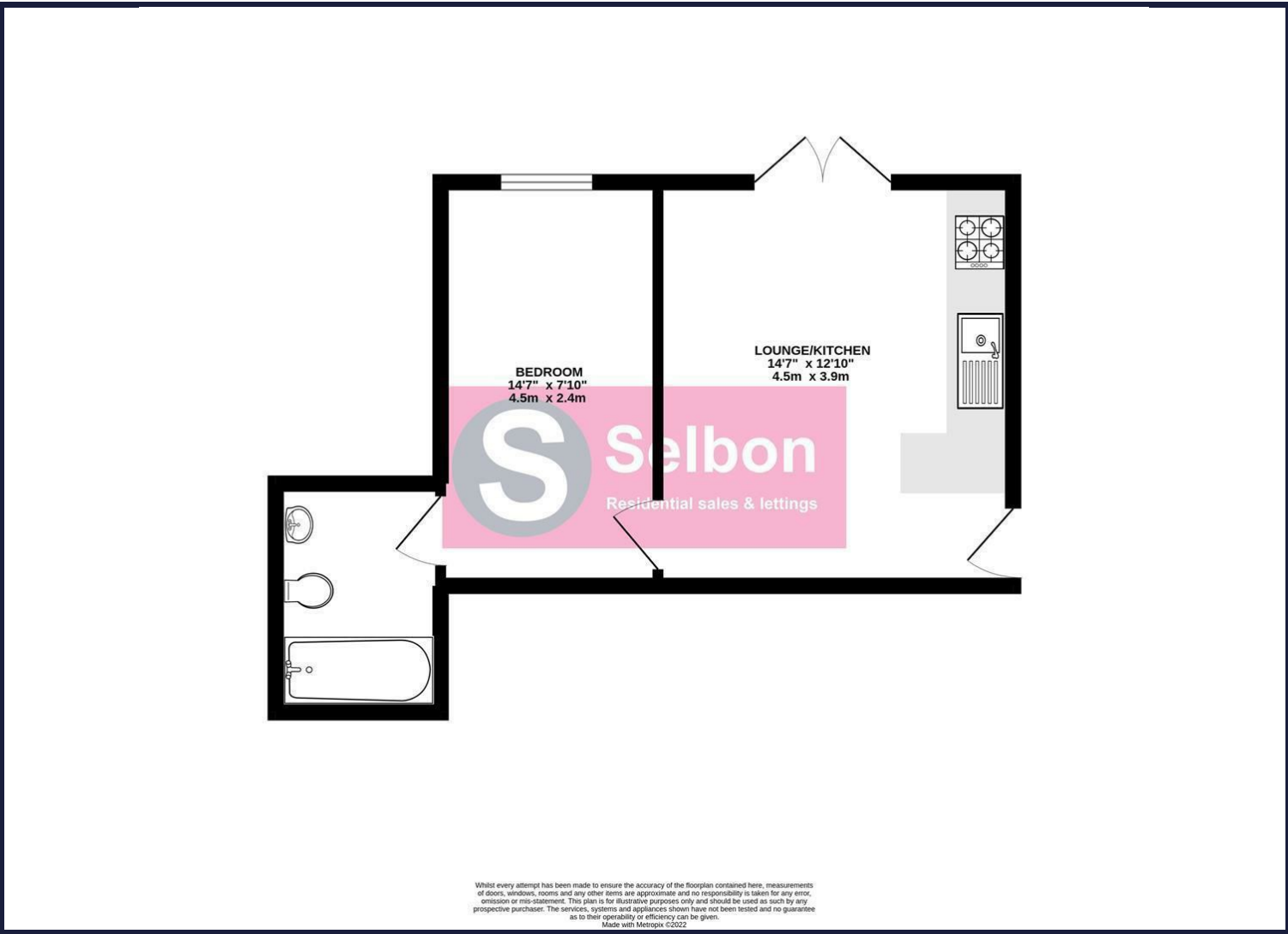
We are advised by the current owner and await formal written confirmation that the current annual charges for the property are: Service Charge - £668.50 Ground Rent - £150. There are also 131 years remaining on the lease.

We would highly recommend an early inspection to avoid disappointment.

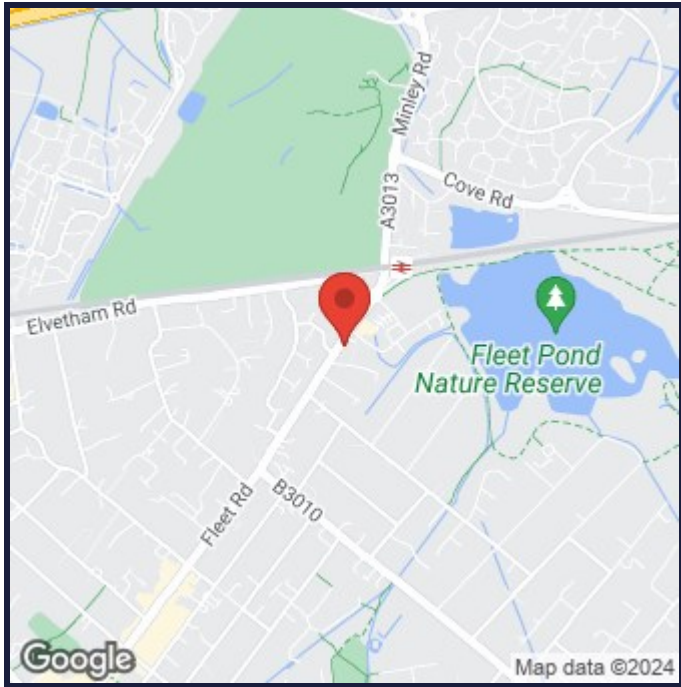




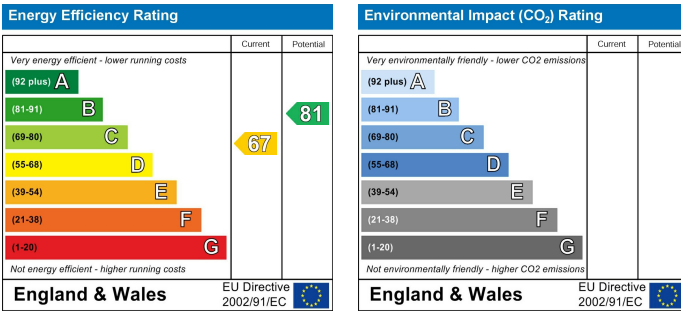
Floor Plans



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: B

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.