



Selbon

Residential sales & lettings

15 Queens Road, Fleet,
Hampshire, GU52 7LA

Offers in excess of £280,000 Leasehold



01252 979300
Selbonproperty.co.uk

- First Floor Maisonette
- 23ft. Living/Dining Room
- Kitchen & Bathroom
- Non-Estate Location
- Approx. 939 Years Remaining on Lease
- Approx. 60ft. Private Rear Garden
- One Bedroom (Originally Two Bedrooms)
- Driveway Parking & Garage
- Close to Local Schools & High Street
- Potential to Convert Loft Space (S.T.P.P)

Selbon Estate Agents are delighted to offer to the market this one bedroom (formerly two bedrooms) first floor maisonette in this converted Edwardian detached house, situated in a non-estate location in Church Crookham.

The property benefits from a private and enclosed rear garden measuring approximately 60ft. in length, driveway parking and a garage.

The front door leads to a inner entrance hallway with stairs to the first floor. The vast living/dining room measures 23ft. in length and features dual aspect windows allowing an abundance of natural light to flow into the room. Part of the living room was originally bedroom two.

The kitchen comprises; eye and base level cupboard and drawer units with roll top work surfaces. Inset sink with mixer tap, space for cooker with extractor hood over. Further space and plumbing for appliances and space for upright fridge/freezer.

The front aspect bedroom features built-in wardrobes. The bathroom comprises; panel enclosed bath with shower over, low level W.C. and hand wash basin. On the landing a hatch gives access to loft space storage which is fully boarded with built-in ladder.

Of particular note is the enclosed rear garden that has been landscaped to a high standard and is predominately laid to lawn with an area of shingle immediately to the rear of the property. To the rear of the garden are two outbuildings and raised sleeper vegetable patches.

To the front is a shared garden of which the left hand side is owned by the property and driveway providing off-street parking. There is a detached double garage of which one side (right) is owned by the property.

The property is situated in a popular residential road with a eclectic mix of properties and within close proximity of local amenities. There are 939 years remaining on the lease and there are no service or ground rent charges. We are advised that any works required are spilt 50/50 with the ground floor neighbour.

















