



Selbon

Residential sales & lettings

Pondtail Road, Fleet,
Hampshire, GU51 3JN

Offers over £350,000 Leasehold - Share of Freehold



01252 979300
Selbonproperty.co.uk

- Converted First Floor Maisonette
- Share of Freehold
- Kitchen/Breakfast Room
- Family Bathroom & Cloakroom
- Close to Fleet Pond & Nature Reserve
- Two Double Bedrooms
- Living Room With Exposed Ceiling Beams
- Private South-Easterly Facing Garden
- Allocated Parking & Garage
- Under 1.5 Miles to Fleet Town Centre & Train Station

Selbon Estate Agents are delighted to offer to the market this rare opportunity to purchase a two double bedroom maisonette forming part of a conversion (in 1955) from an original house, being built in the 1890's.

The property is located in the Pondtail area of Fleet close to Fleet Pond & Nature Reserve. Fleet mainline train station and Fleet town centre are both under 1.5 miles distant from the property.

The property was granted a 999 year lease as of 29th September 1986, with approx 961 years remaining, however, the property is being sold with a share of the freehold.

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

Of particular note is the private South-Easterly facing garden which measures approximately 50ft. in width by 50ft. in length.

On entering the property you are welcomed into an entrance hallway with stairs to the first floor.

Accommodation includes; living room, kitchen/breakfast room, bathroom and a cloakroom. Original features include; high ceilings, exposed beams, decorative fireplaces and picture rails.

The kitchen is fitted with a range of eye and base level cupboard and drawer units under a roll top work surface. Inset sink with mixer tap, space for appliances including; cooker, upright fridge/freezer and washing machine. There is also space in the kitchen for a table.

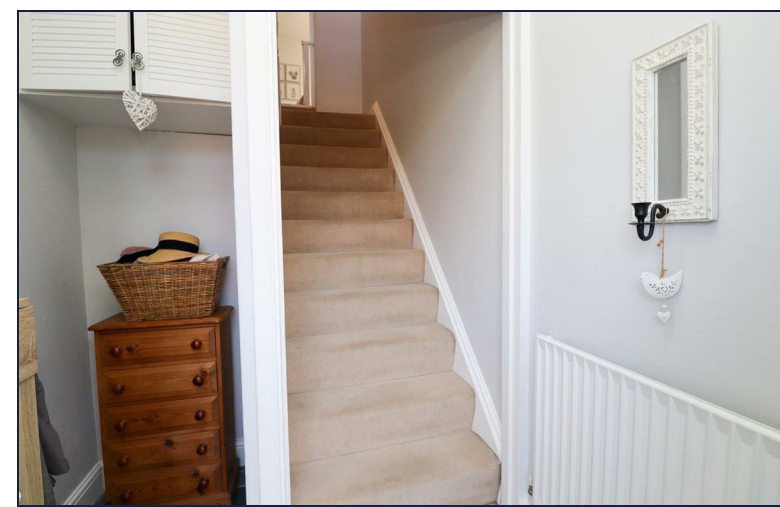
From the kitchen there is an inner hallway with storage cupboard and door to the bathroom and cloakroom.

The bathroom comprises; white suite with panel enclosed bath with shower over and hand wash basin. The cloakroom has a W.C. and hand wash basin.

Externally the property benefits from driveway parking (with allocated spaces) and a garage with up and over door.

For those who love the outdoors there is Velmead Woods and the Basingstoke canal a short distance away, both offering wonderful walking, running and cycling routes.

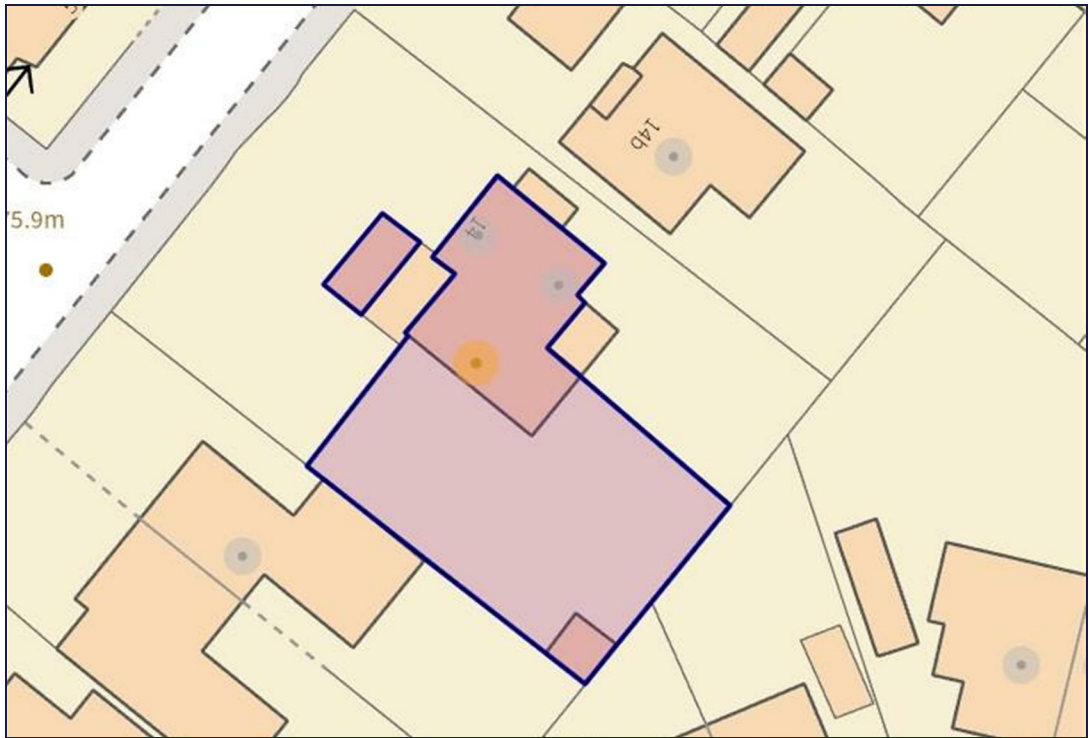
We highly recommend a viewing to fully appreciate the features of the home.

















Floor Plans

Area Map

ENTRANCE FLOOR

1ST FLOOR

Garage: 16'9" x 8'7" (5.1m x 2.6m)

Living Room: 13'0" x 12'0" (4.0m x 3.6m)

Kitchen/Breakfast Room: 13'11" x 11'3" (4.0m x 3.4m)

Bedroom 1: 12'11" x 11'11" (3.9m x 3.6m)

Bedroom 2: 12'11" x 10'11" (3.9m x 3.3m)

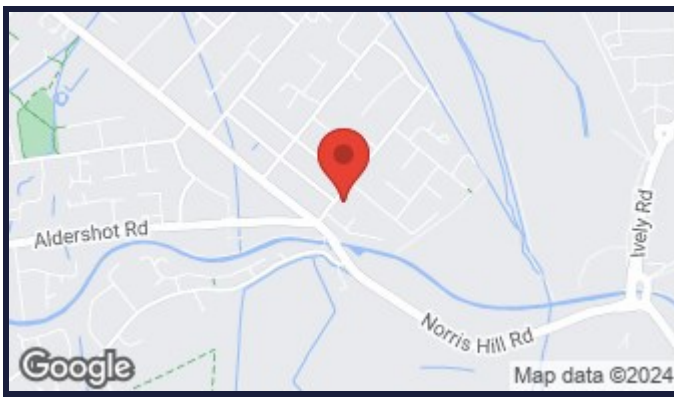
Bathroom: 9'8" Max x 7'4" (3.0m Max x 2.2m)

Utility Room: 9'8" Max x 7'4" (3.0m Max x 2.2m)

Staircase: UP, DOWN

Watermark: Selbon Residential sales & lettings

Disclaimers:
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	74	74
			England & Wales
			EU Directive 2002/91/EC

Council Tax Band: C

Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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