



Selbon

Residential sales & lettings

Nether Vell-Mead, Church Crookham, Fleet,
Hants, GU52 0ZG

Offers in the region of £320,000 Freehold



01252 979300

Selbonproperty.co.uk

- Modern terrace home
- Lounge/dining room
- 2 bedrooms
- gas radiator heating & double glazed windows
- 2 allocated parking spaces
- Entrance hall
- Kitchen
- Bathroom
- Enclosed rear garden
- Service charge £29.46 per month (£353.52 per annum)

Selbon Estate Agents are delighted to offer this modern mid terrace home to the market, conveniently located in a cul de sac, on the ever popular, Zebon Copse development, in Church Crookham.

The property is an ideal first time or investment purchase with Zebon Copse being extremely popular for buyers and tenants alike. We are advised that there is a monthly maintenance charge of £29.46 (£353.52 per annum).

The property is accessed via a pathway leading to a covered entrance porch with a storage cupboard, there is a front door leading to the entrance hall which in turn, gives access to a 14ft lounge/dining room with space for a small dining room table and chairs as well as double glazed French doors to the rear garden, there is a 9ft kitchen with some integrated appliances.

The first floor landing has access to the loft, the main bedroom has built in wardrobes with mirror sliding doors, the second bedroom has a built in bulkhead airing cupboard and there is a bathroom with a white suite.

The property further benefits from gas central heating, double glazed windows and a south westerly facing rear garden and there are two allocated parking spaces (one to the front of the property and the other to the rear of the rear).

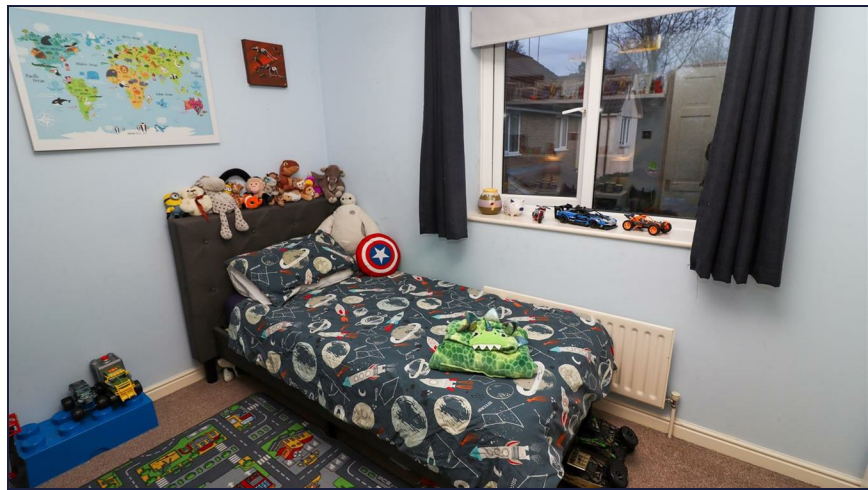
Zebon Copse has its own convenience store, community centre and a wealth of walking, running and cycling routes including the Basingstoke canal, a thriving community centre, a recently created nature reserve and is a short distance from the popular Redfields garden centre.

Fleet Town Centre is a short drive away with an array of shops, bars and restaurants and the home is in the catchment area for many of Fleet's sought after schools. Fleet mainline railway station offers services to London Waterloo, whilst there are excellent road links with junctions for the M3 motorway, A3 and A30 are all a short drive away.

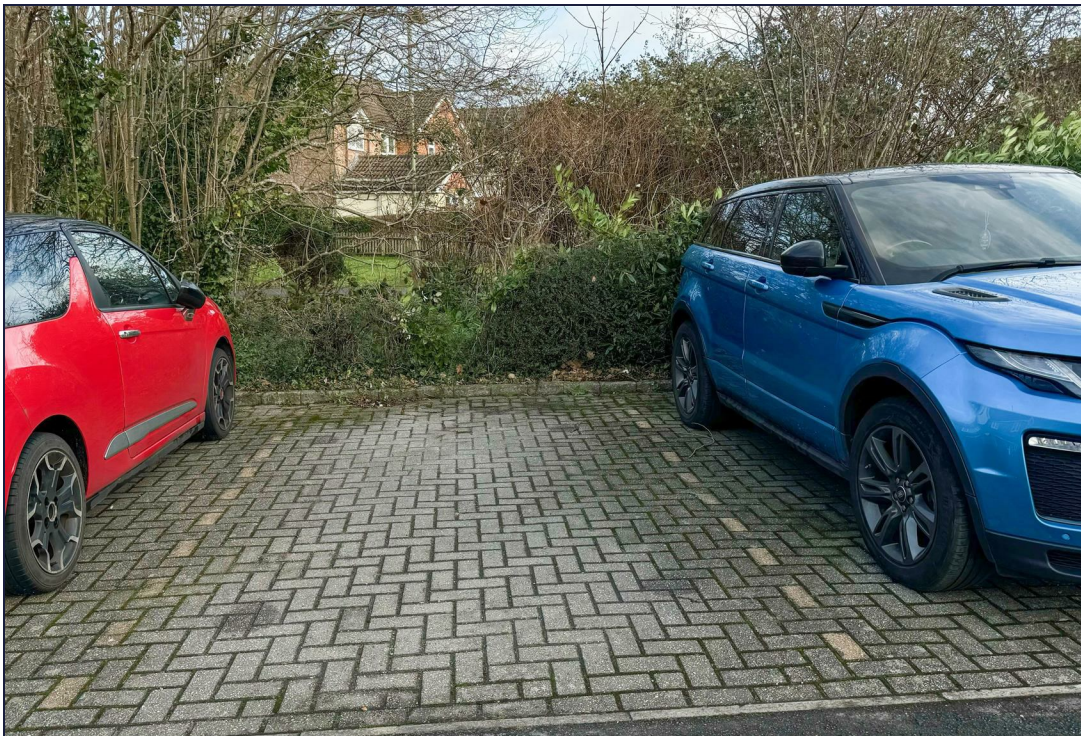
We would highly recommend an early viewing to fully appreciate the home and to avoid disappointment.





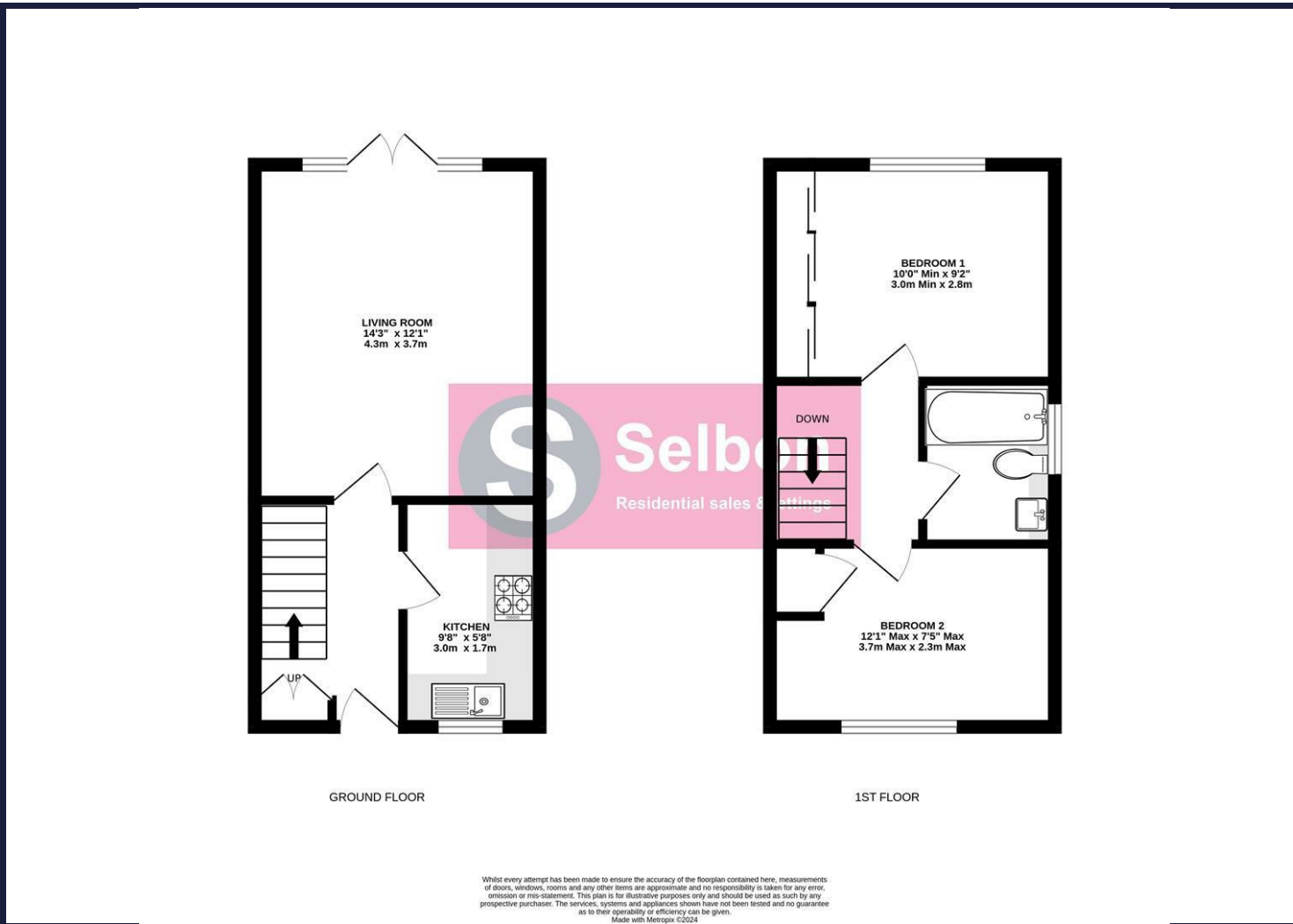




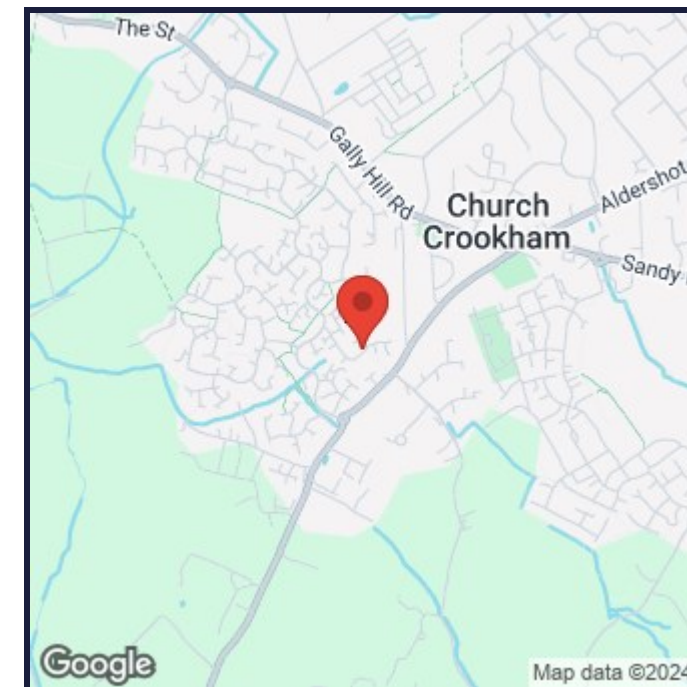




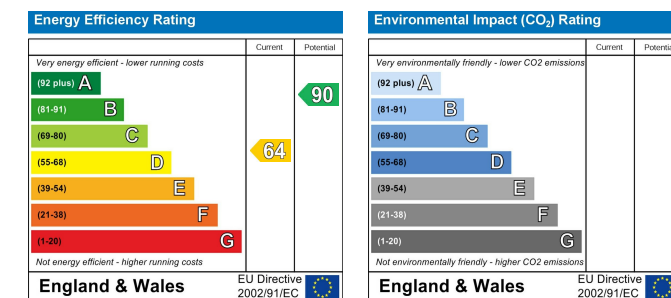
Floor Plans



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

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.

Council Tax Band: C

Selbon Property Services Ltd

Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: 01252 979300 Email: sales@selbonproperty.co.uk