



**Selbon**

Residential sales & lettings

Castle Street, Fleet,  
Hampshire, GU52 7ST

Offers in excess of £525,000 Freehold



**01252 979300**

Selbonproperty.co.uk

- Edwardian Character Property
- Two Generous Reception Rooms
- Re-Fitted Family Bathroom & En-Suite
- Period Features Including Sash Windows
- Extended & Re-Furbished
- Three Bedrooms
- Re-Fitted Kitchen/Breakfast/Utility Room
- Approx. 50ft. South Facing Rear Garden
- Garage & Parking For 1 Car
- Close to Local Schools & Town Centre

Selbon Estate Agents are delighted to offer to the market this charming Edwardian three bedroom semi-detached family home, offered for sale in excellent decorative order throughout and within a stones throw from local schools.

Built in the early 1900's the property benefits from a two storey extension to the rear and offers fantastic accommodation. The current school catchment areas include: Heatherside Infant and Junior schools and Court Moor Secondary school.

As you step inside you are welcomed into a porch which leads into the hallway with stairs to the first floor. The ground floor accommodation boasts a cloakroom, living room and family/dining room which opens to a kitchen/breakfast/utility room.

The kitchen comprises; eye and base level cupboard and drawer units. Inset sink with mixer tap, built-in oven, hob and extractor over. There is space in the kitchen for a table and French doors which lead to the rear garden.

To the first floor are three bedrooms and a re-fitted family bathroom. The bathroom boasts an L-shaped bath with mixer tap with shower over, hand wash basin and W.C.

Bedroom one benefits from a re-fitted en-suite shower room with shower cubicle, hand wash basin and W.C. Both bathrooms are complimented with tiled flooring and part-tiled walls.

Externally the Southerly facing rear garden measures approximately 50ft. in length and is predominately laid to patio. At the rear of the property is a courtesy door to the garage.

To the property is enclosed by picket fencing and evergreen borders. To the side is a shared driveway which leads to the garage with one parking space in front. Further on-street parking is available.

The location is excellent with Fleet town centre approximately 0.5 miles away with an array of shops, bars and restaurants, Fleet mainline railway station and access to the M3 are also only a short distance away. There is also easy access to walking, running and cycling routes including the Basingstoke Canal.













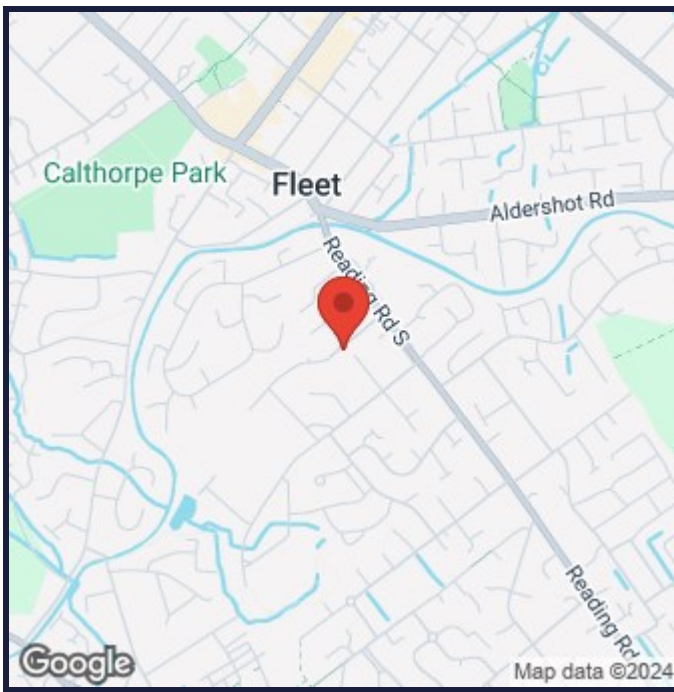
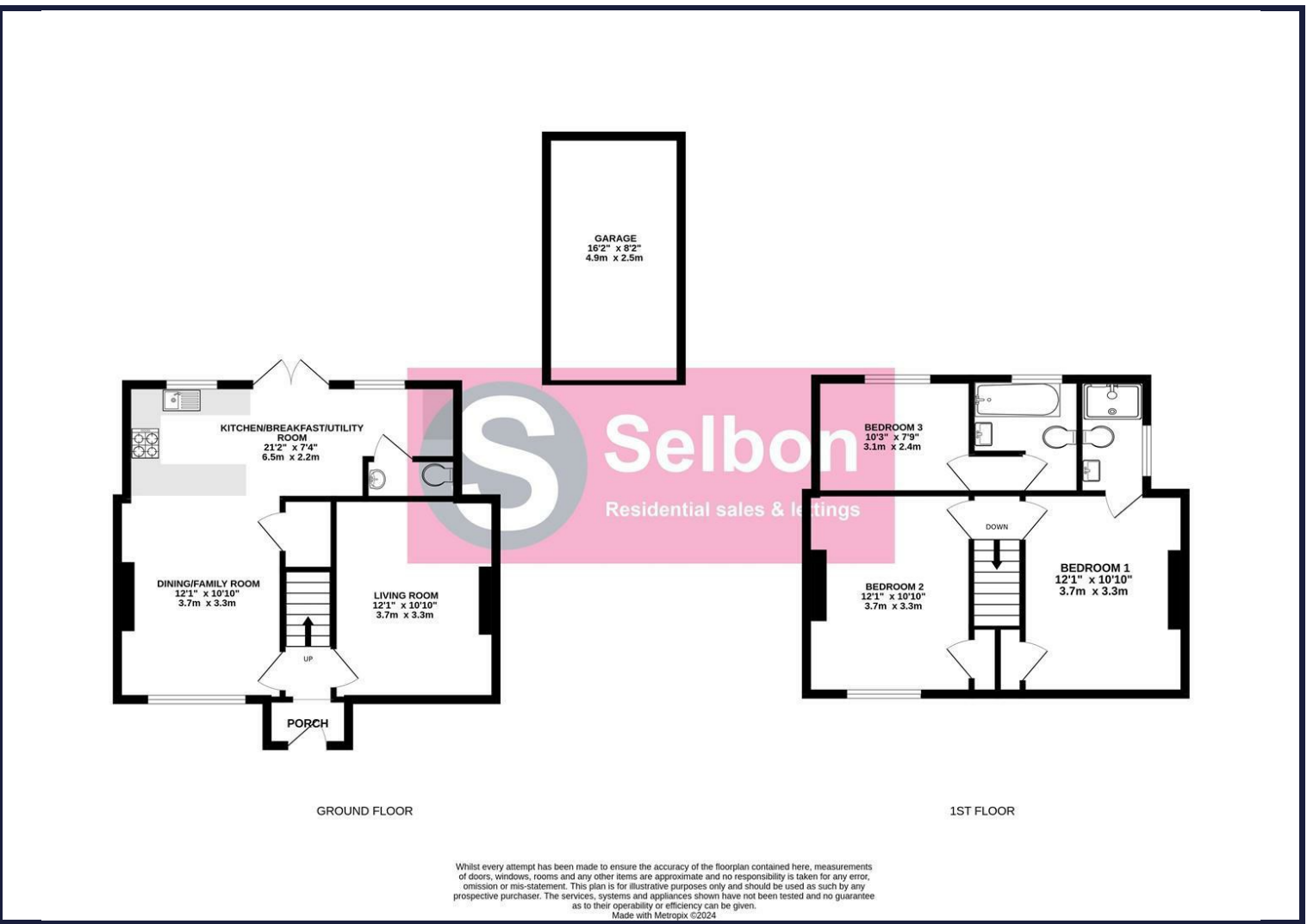




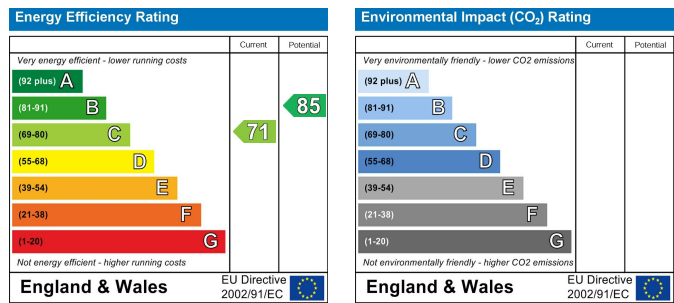


Floor Plans

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: D

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