



**Selbon**

Residential sales & lettings

Netherhouse Moor, Fleet,  
Hampshire, GU51 5TY

Offers in excess of £350,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)



- Modern Terrace Home
- Lounge
- 2 Double Bedrooms
- Gas Radiator Heating & Double Glazed Windows
- Single Garage & Parking Space
- Entrance Porch
- Kitchen/Dining Room
- Refitted Bathroom
- Enclosed Rear Garden With Door To Garage
- No Onward Chain

Selbon Estate Agents are delighted to offer this modern terrace home to the market, conveniently located on the ever popular Netherhouse Moor development, in Church Crookham.

In our opinion the property is offered to the market in excellent condition throughout and is an ideal for first time buyers, a first family home or for those who are looking to downsize and looking for a lock up and go home.

The property is accessed via the front door, which in turn gives access to the entrance porch with a door leading to the front aspect lounge, which has stairs leading to the first floor landing, understairs storage cupboard and a door leading to the kitchen/dining room.

The 13ft fitted kitchen/dining room has ample work surfaces, a range of eye and base storage units, some integrated appliances, space for table & chairs and double glazed French doors to the rear garden.

The first floor landing has access to a part boarded loft, bulk head storage cupboard and an airing cupboard with hot water tank. There are doors to the the two double bedrooms, the main bedroom has a range of built in wardrobes, further storage recess and bedroom 2 has a recessed area suitable for storage and there is a refitted bathroom with a white suite.

Further benefits include, ample storage, gas central heating, double glazed windows, an enclosed rear garden, open plan front garden, a 17ft garage with a door leading to the garden with a parking space in front.

Situated towards the end of Netherhouse Moor, enjoying access to local schools, a family park, as well as pathways leading to some wonderful walking and cycling routes, including the Basingstoke canal and the 82 acre Edenbrook nature reserve.

Fleet town centre with an array of shops, bars and restaurants, the mainline line station (Waterloo line) and excellent road links including the M3 to London & Basingstoke, A30 and A3 to Guildford are all within a short drive.

Offered with no onward chain, a viewing is highly recommended.







LOVE











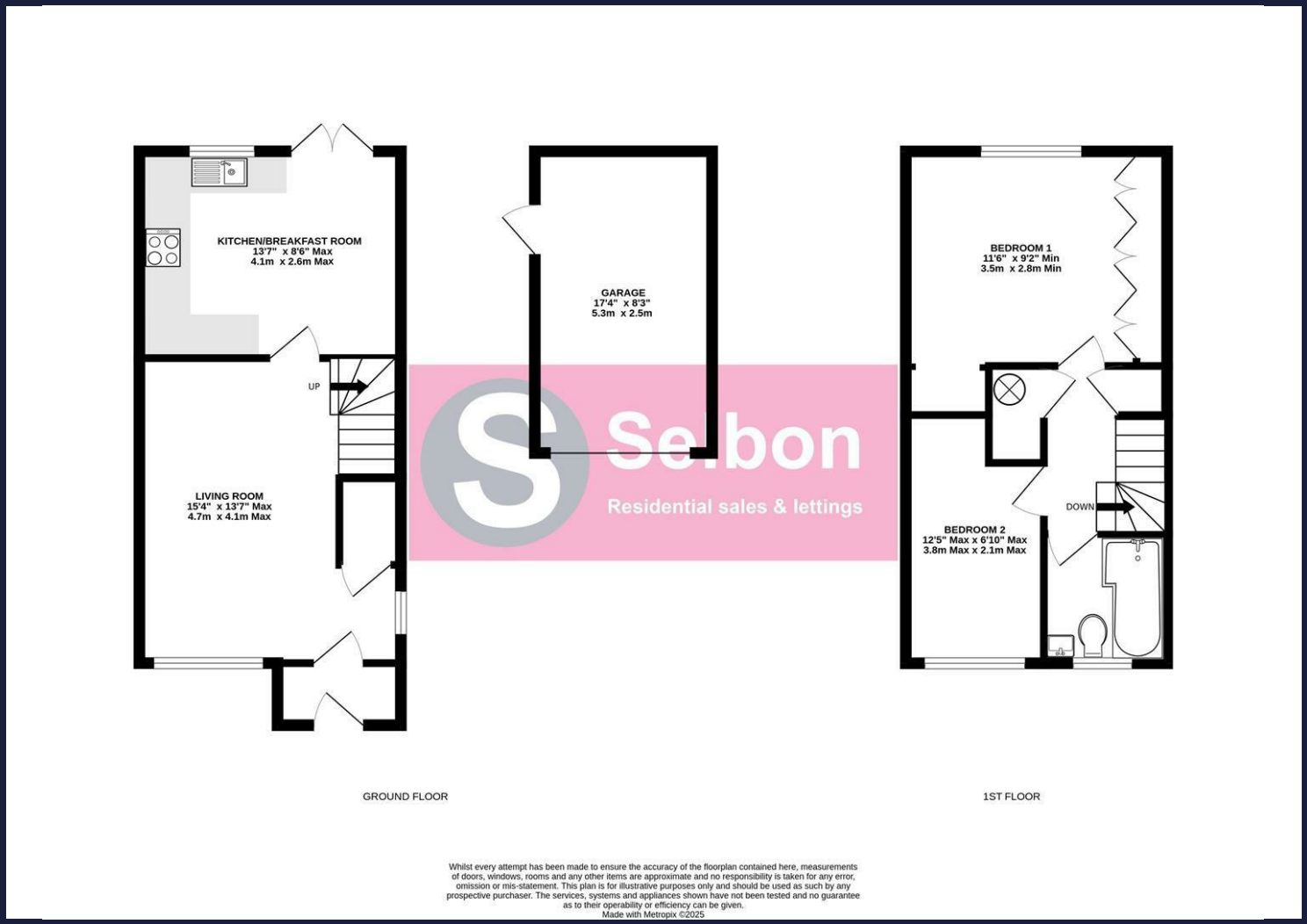




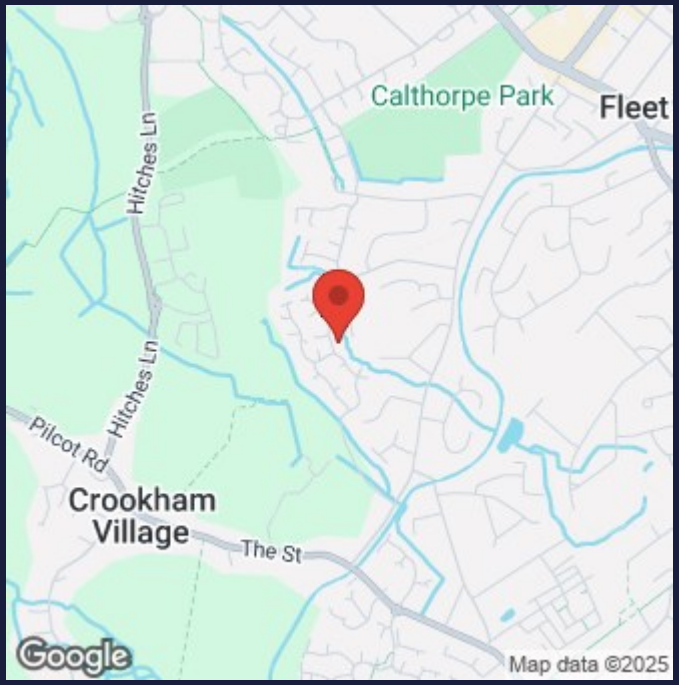




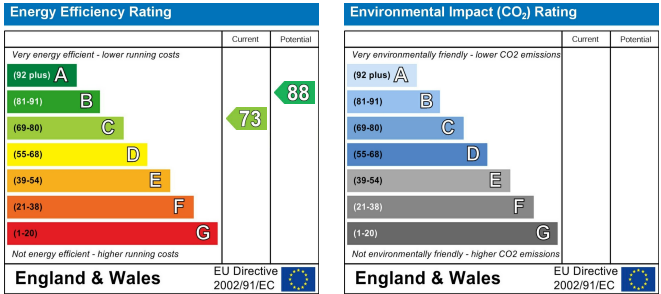
Floor Plans



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

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Council Tax Band: D