



**Selbon**

Residential sales & lettings

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

Offers in excess of £300,000 Freehold

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**01252 979300**  
Selbonproperty.co.uk



- Modern Terrace Home
- Refitted Kitchen
- 2 Bedrooms
- Gas Radiator Heating & Double Glazed Windows
- 2 Allocated Parking Spaces
- Entrance Hall
- Lounge/Dining Room
- Shower Room
- Enclosed Garden With Shed
- Service Charge £37.56 P.C.M

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. For families the property is conveniently located for local schools and is currently in the catchment areas for Dogmersfield Ce Primary School, Tweseldown Infant School, Church Crookham Junior School and Court Moor Secondary School.

We are advised that the current service charges are £37.56 P.C.M.

The property is accessed via a pathway leading to a covered entrance porch with a storage cupboard and there is a double glazed front door leading to the entrance hall, which gives access to a 14ft lounge/dining room with double glazed sliding doors to the rear garden, a 9ft refitted kitchen and stairs, leading to the first floor landing, with a storage cupboard below.

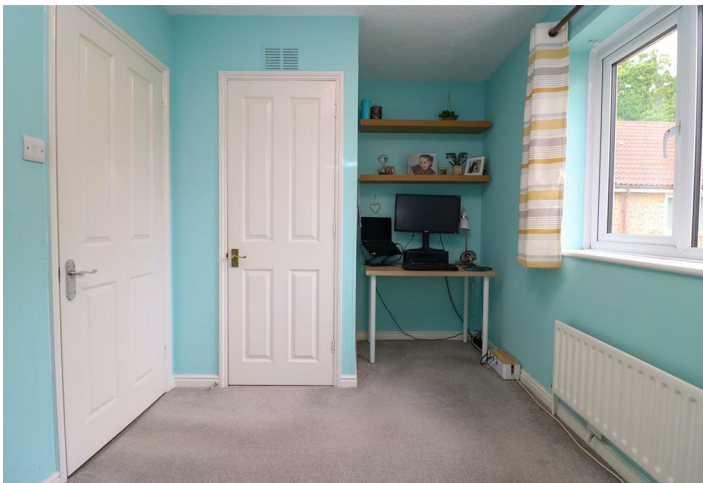
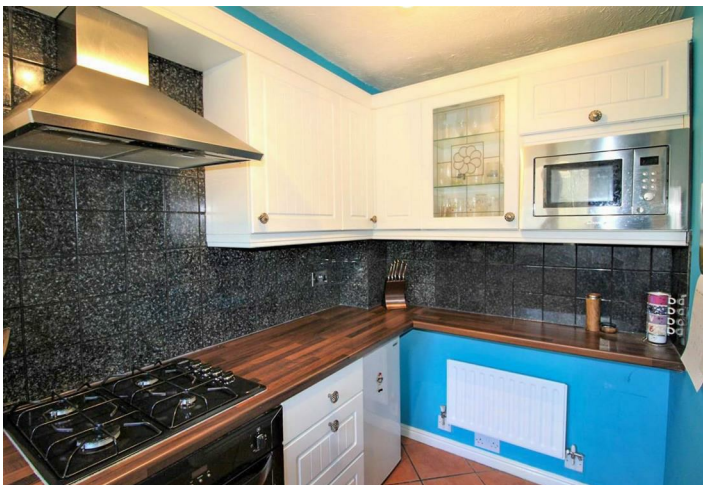
The first floor landing has access to the loft with a fitted ladder, light, racking, shelving and part boarding, the main bedroom has built in wardrobes with mirror sliding doors, the second bedroom has a built in bulkhead airing cupboard and there is a shower room with a white suite.

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

Zebon Copse has its own convenience store, a wealth of walking, running and cycling routes including the Basingstoke canal and a thriving community centre. Fleet Town Centre is in close proximity with its shopping and leisure facilities, infant, junior and senior schools and health care services. Fleet mainline railway station offers services to London Waterloo, whilst junction 4a of the M3 motorway is a short drive away along with the historic villages of Hartley Wintney and Odiham.

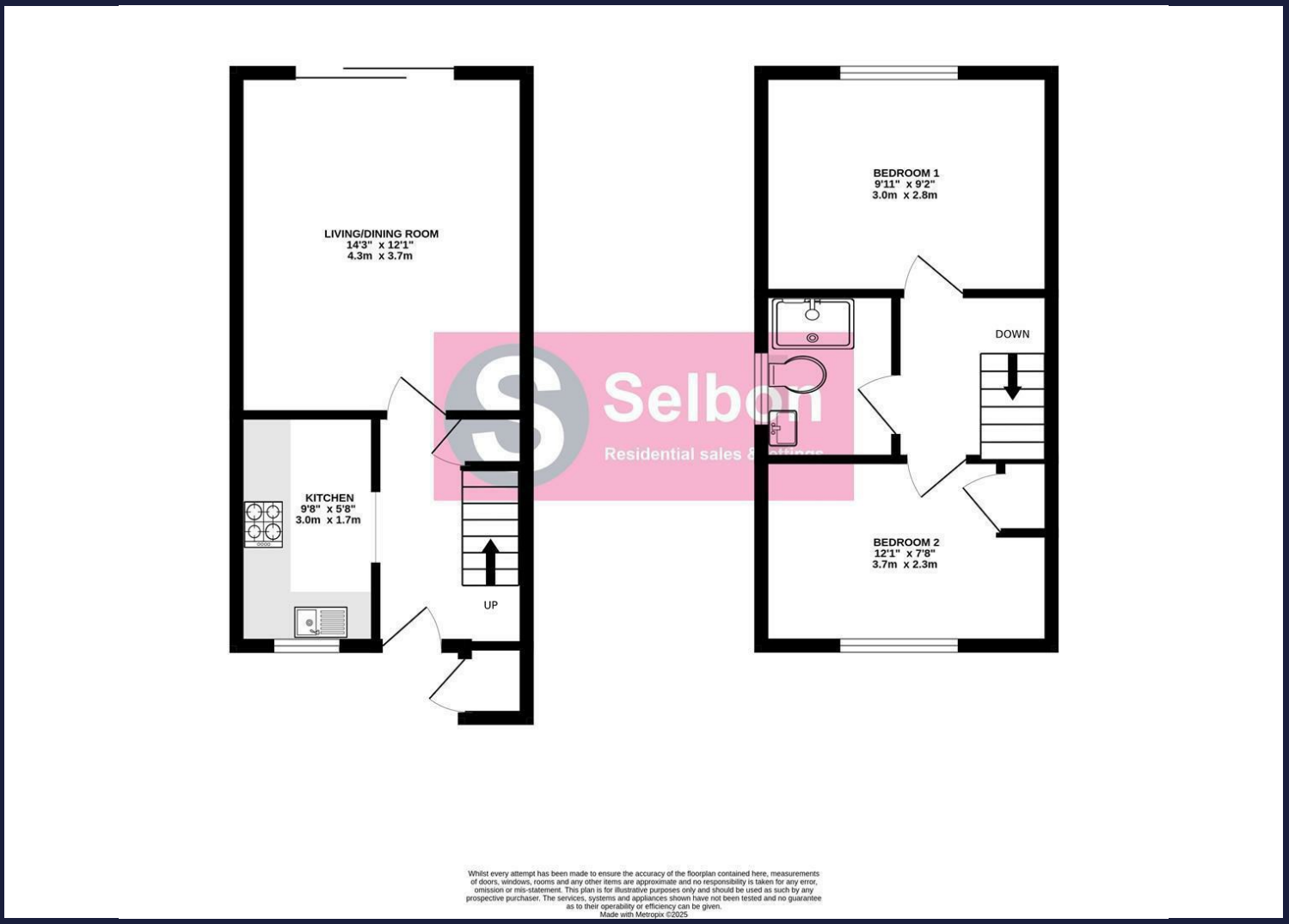








Floor Plans



Viewing

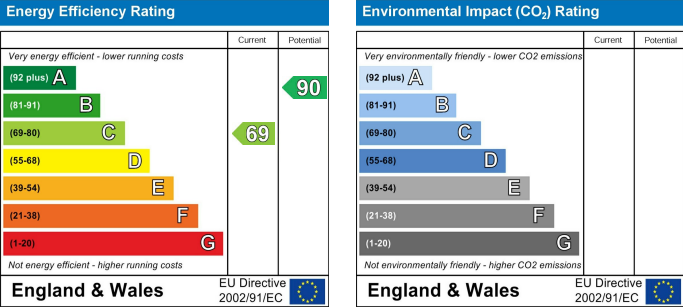
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Area Map



Energy Performance Graph



Council Tax Band: C

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