



**Selbon**

Residential sales & lettings

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

Guide price £350,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://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
- Refitted Bathroom
- Enclosed Rear Garden
- No Onward Chain

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

The property has been thoughtfully modernised over the years and is offered to the market in good decorative order throughout, making it an ideal first time, investment purchase or for those looking to downsize and have a lock and go home.

The property is accessed via a pathway leading to a covered entrance porch with a double glazed front door, giving access to the entrance hall which has stairs leading to the first floor landing and doors to the kitchen and lounge/dining room.

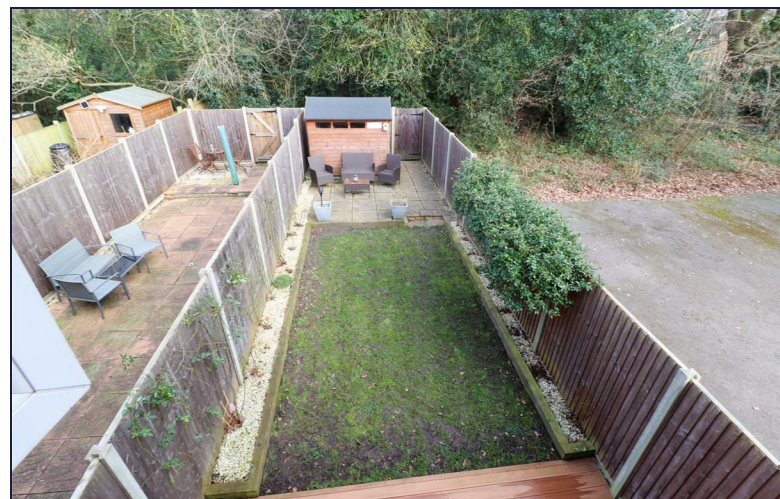
The refitted 9ft front aspect kitchen has a range of eye and base level storage units, work surfaces and some integrated appliances. The 14ft lounge/dining room has space for table and chairs and double glazed French doors to the rear garden.

The first floor landing has access to the loft which is part boarded, the main bedroom has a range of built in wardrobes, the second bedroom has a built in bulkhead cupboard housing the combination boiler, as well as a built in wardrobes and there is a refitted bathroom with a white suite.

The property further benefits from gas radiator heating, double glazed windows and an enclosed rear garden with a shed and gated access leading to two allocated parking spaces (are in a parking area to the rear of the property).

Zebon Copse has its own convenience store, a wealth of walking, running and cycling routes including the Basingstoke canal, nature reserve and a community centre. Fleet Town Centre is a short drive away with its shopping and leisure facilities, infant, junior and senior schools. Fleet mainline railway station offers services to London Waterloo, whilst junction 4a of the M3 motorway is a short drive.

Offered with no onward chain, we highly recommend an early viewing to fully appreciate the features of this lovely home and to avoid disappointment.

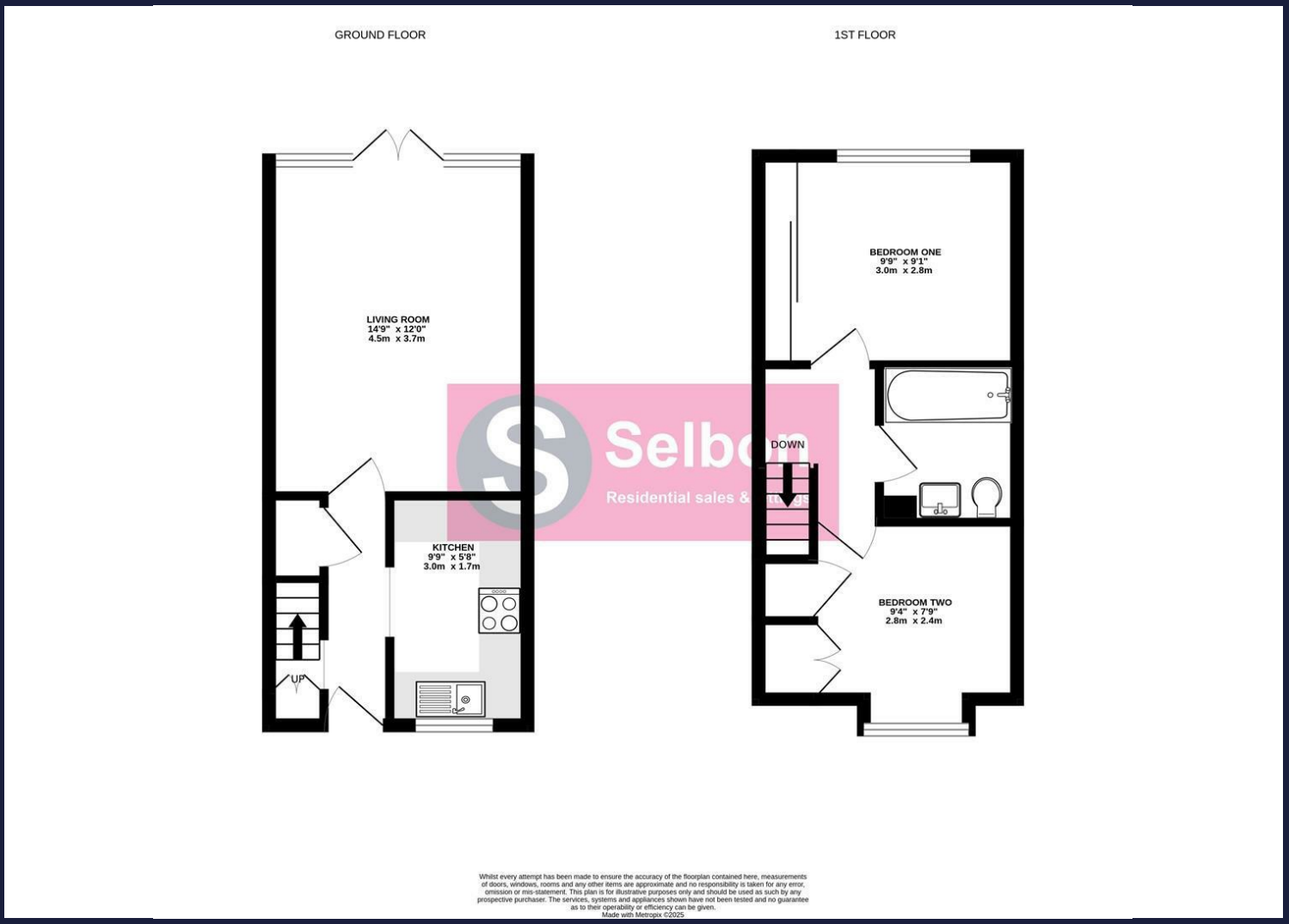








Floor Plans



Viewing

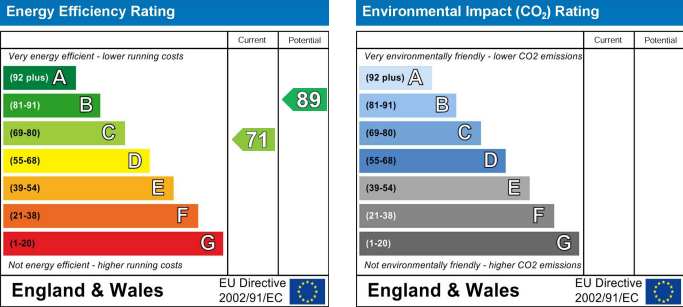
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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.

Area Map



Energy Performance Graph



Council Tax Band: D