



**Selbon**

Residential sales & lettings

Lea Springs, Fleet,  
Hampshire, GU51 5AR

Offers in excess of £375,000 Freehold



**01252 979300**

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

- Semi Detached Home
- 24ft Lounge/Dining Room
- 3 Bedrooms & Bathroom
- Easterly Facing Garden
- Driveway Parking
- Entrance Hall & Cloakroom
- 10ft Kitchen
- Gas Radiator Heating & Double Glazed Windows
- Garage In Block
- Cul De Sac Location

Selbon Estate Agents are delighted to offer this semi detached property, to the market, conveniently located within easy access to local schools, Calthorpe Park and Fleet town centre.

The property is an ideal family home, situated in a cul de sac location and is in need of some TLC, allowing the new owners to create their dream home.

Accessed via the driveway, there are steps leading to the front door, which leads to an entrance porch with a door to the entrance hall, which in turn has stairs to the first floor landing, storage cupboards and doors to the downstairs cloakroom with a white suite, the lounge/dining room and kitchen.

The 24ft dual aspect lounge/dining room has a living area, as well as space for table and chairs with a door leading to the 10ft kitchen, which has ample work surfaces, a range of eye and base level storage units, appliance space and a double glazed door to the rear garden.

The first floor landing has access to the loft and there are doors to the 3 bedrooms and a family bathroom with a white suite.

Further benefits include gas radiator heating, double glazed windows, an enclosed split level easterly facing garden with side and rear gated access, driveway parking for 2 cars and a single garage, in a near by block.

The current school catchment areas include: Tavistock Infant School, All Saints CE Junior School and Calthorpe Park Secondary School.

There is easy access to Fleet town centre with an array of shops, bars and restaurants, as well as Fleet mainline railway station with fast trains to London Waterloo.

For those who enjoy the outdoors there is a wealth of walking, running and cycling routes including the Basingstoke Canal, Fleet Pond, Edenbrook nature reserve and Caesars camp.

There are excellent road links for those looking to commute, including the M3, A30 and A31, giving access to London, Basingstoke, Guildford and many more major town & villages.

We would recommend a viewing to appreciate the features of the home.





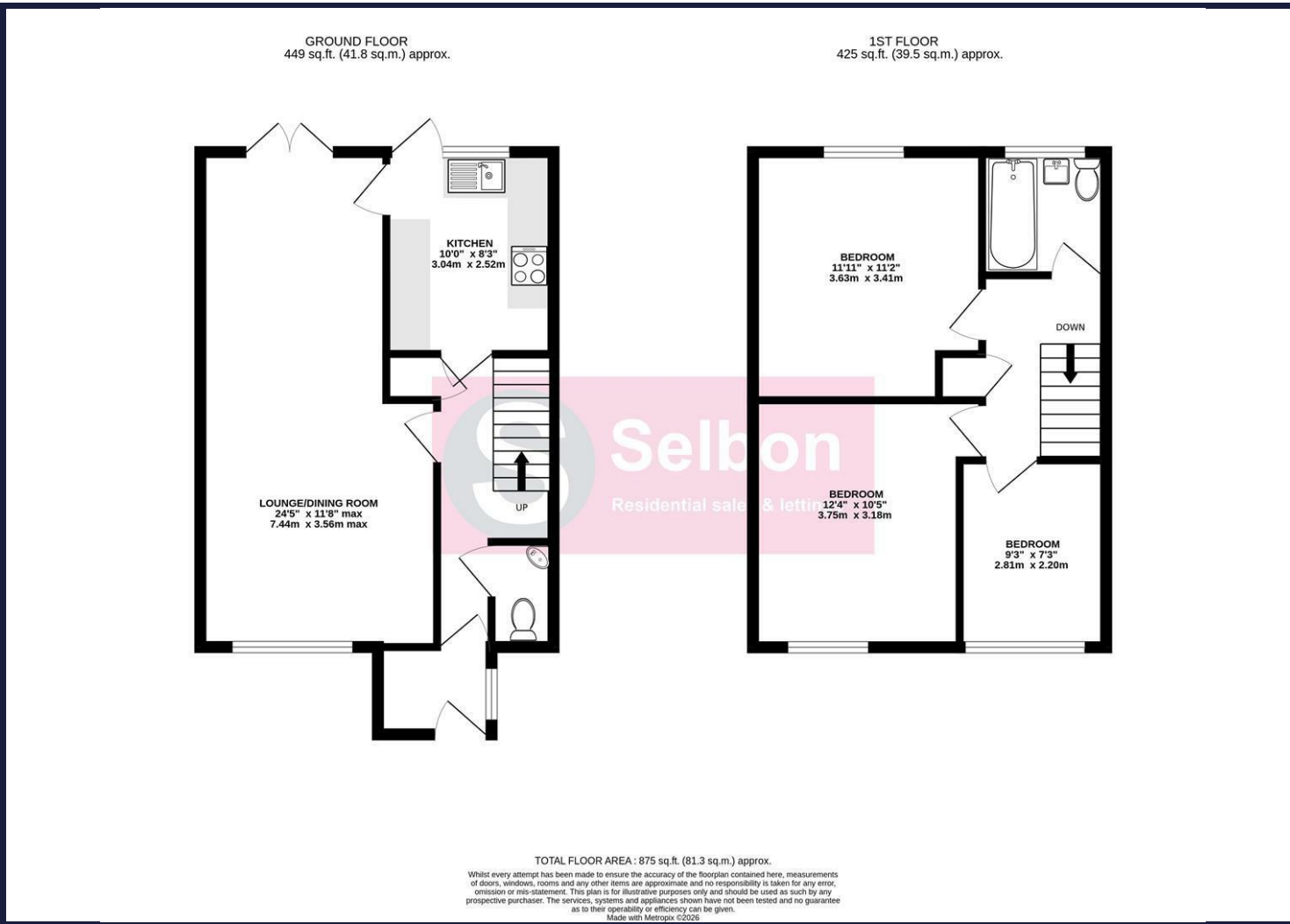




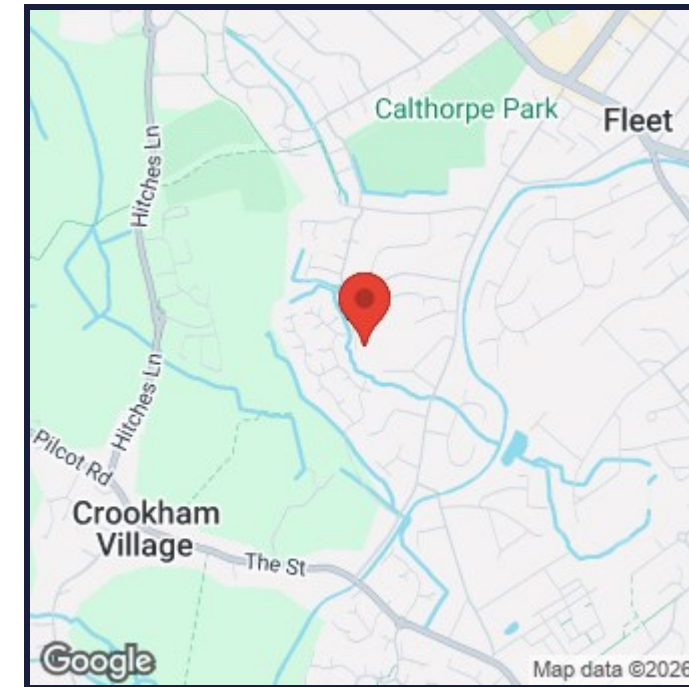




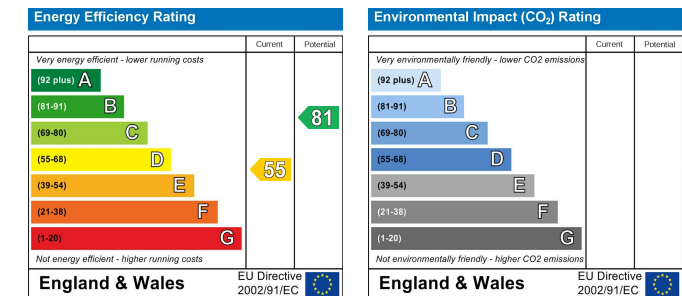
## Floor Plans



## Area Map



## Energy Performance Graph



Council Tax Band: D

## Viewing

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

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## Selbon Property Services Ltd

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