



- Semi-Detached Bungalow
- Kitchen
- 2 Bedrooms
- Gas Radiator Heating & Double Glazed Windows
- Service Charge £160 Per Annum
- Entrance Hall
- Lounge/Dining Room
- Shower Room
- Enclosed Rear Garden & Parking Space
- No Onward Chain

Selbon Estate Agents are delighted to offer this two-bedroom semi-detached bungalow, which is situated within in cul de sac, in the sought after village of Crondall.

The property is an ideal purchase for those looking for single storey living accommodation or a convenient lock up and go home.

Accessed via a path, there is a front door leading to the entrance hall, which in turn has doors to all rooms.

The front aspect kitchen has ample work tops, eye and base level storage units as well as some integrated appliances, the 20ft lounge/dining room has sliding double glazed patio doors to the rear garden. There are two bedrooms, the main bedroom has some fitted wardrobes and there is a refitted shower room.

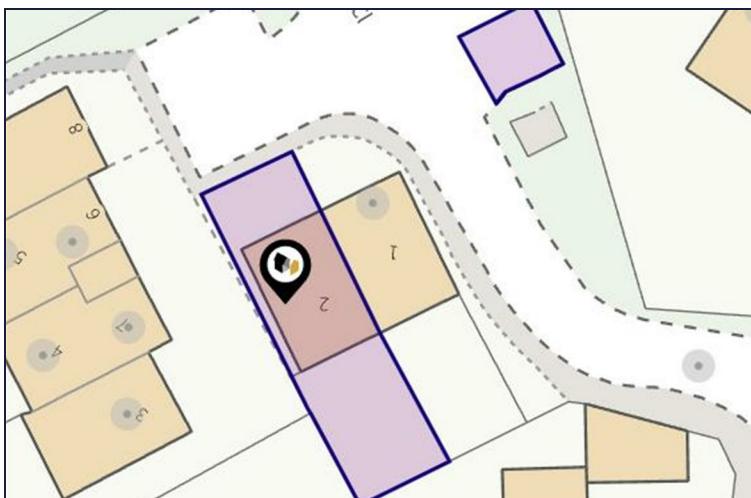
Further benefits include gas radiator heating, double glazed windows, an enclosed rear garden with an electric awning and gated side access, an open plan front garden and an allocated parking space.

Ravelin Close is a private road and we are advised there is a service charge for this property, which is currently £160 per annum to look after for the communal space. (We are advised that the service charges are agreed between all of the residents of the close and we recommend that anyone looking to purchase the home, make their own enquiries about the charges).

Situated within Crondall village offering local facilities, including a village store/post office, doctors' surgery, church, choice of public houses, Pencroft Winery and cafe, well-regarded primary school and two-day nurseries within close proximity. There is also a cricket ground, playground and tennis courts.

The Georgian town of Farnham has a superb balance of branded and independent shops, supermarkets and restaurants with a number of restaurants on the picturesque Castle St and Lion and Lamb Yard. There is a leisure centre within the town centre and also the creative Farnham Maltings Centre which offers theatre, film and craft fairs.

Offered with no onward chain, we highly recommend a viewing.



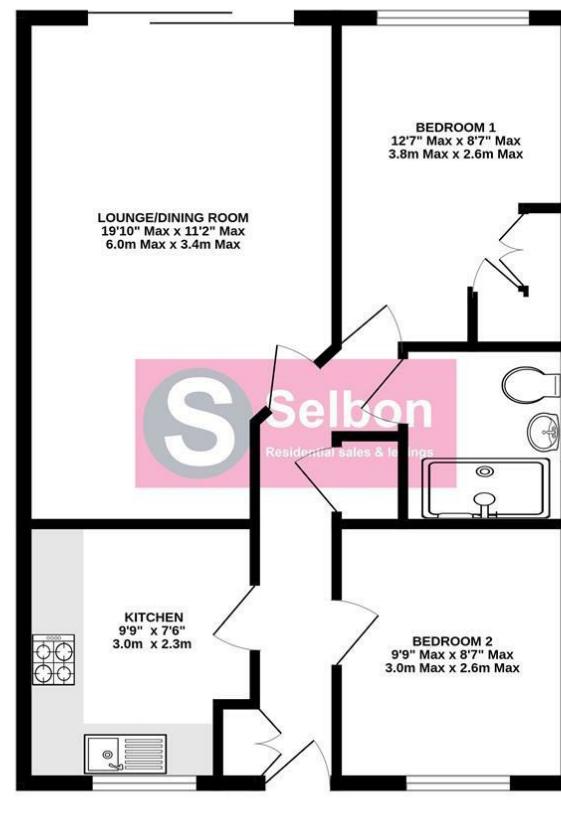






## Floor Plans

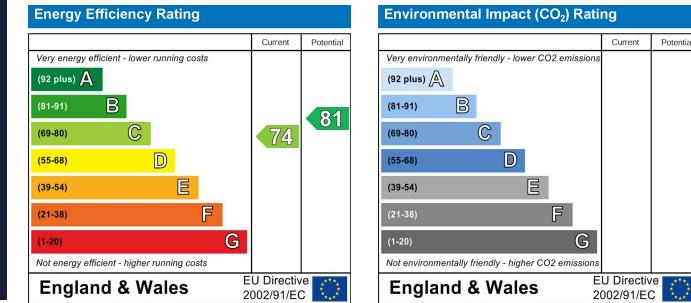
## Area Map



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for sales purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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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## Selbon Property Services Ltd

Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: 01252 979300 Email: [sales@selbonproperty.co.uk](mailto:sales@selbonproperty.co.uk)