



Regent Close, Fleet,  
Hampshire, GU51 3NS  
Offers in excess of £375,000 Freehold



**01252 979300**  
Selbonproperty.co.uk



- Terraced Family Home
- Three Bedrooms
- Kitchen/Dining Room
- Easterly Facing Rear Garden
- Close to Local Schools
- Backing onto Basingstoke Canal
- Living Room
- Family Bathroom
- Cul-De-Sac Location
- Close to Fleet Town Centre

Selbon Estate Agents are delighted to offer to the market this three-bedroom terrace home, which is situated within a sought-after cul-de-sac location within Fleet, backing onto the Basingstoke canal (tow path side).

An ideal family home with scope to extend subject to planning permission, we are advised that a neighbouring property has recently been extended.

Accommodation comprises; entrance hall leading to the light and airy living room with fireplace. The kitchen has been updated and offers a range of units with work surfacing and appliance space. There is space for a small table and chairs and there is a door leading to the rear garden

The first floor landing has access to the loft and doors leading to the three bedrooms and bathroom, which has a white suite.

Further benefits include gas radiator heating, double glazed windows, an Easterly facing rear garden measures approximately 70ft. and is predominately laid to lawn with a decked area immediately to the rear of the property with side access. There is an open plan front garden laid to lawn as well as a single garage in a near by block.

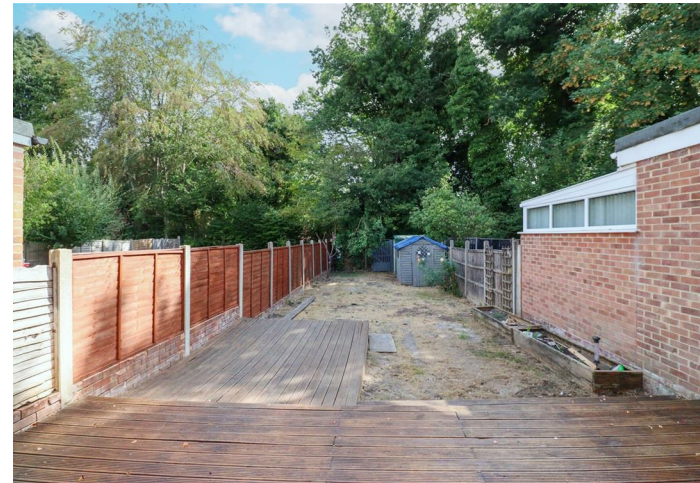
Located within close proximity of Velmead woods and the Basingstoke canal, local shops and other amenities, the home is in the catchment area for many of Fleet's sought after schools including Heatherside and Court Moor schools.

For those looking to commute, Fleet's mainline station (45 minutes to Waterloo) is within walking distance or a short drive with excellent road links including the M3, A3 and A30 all easily accessible.

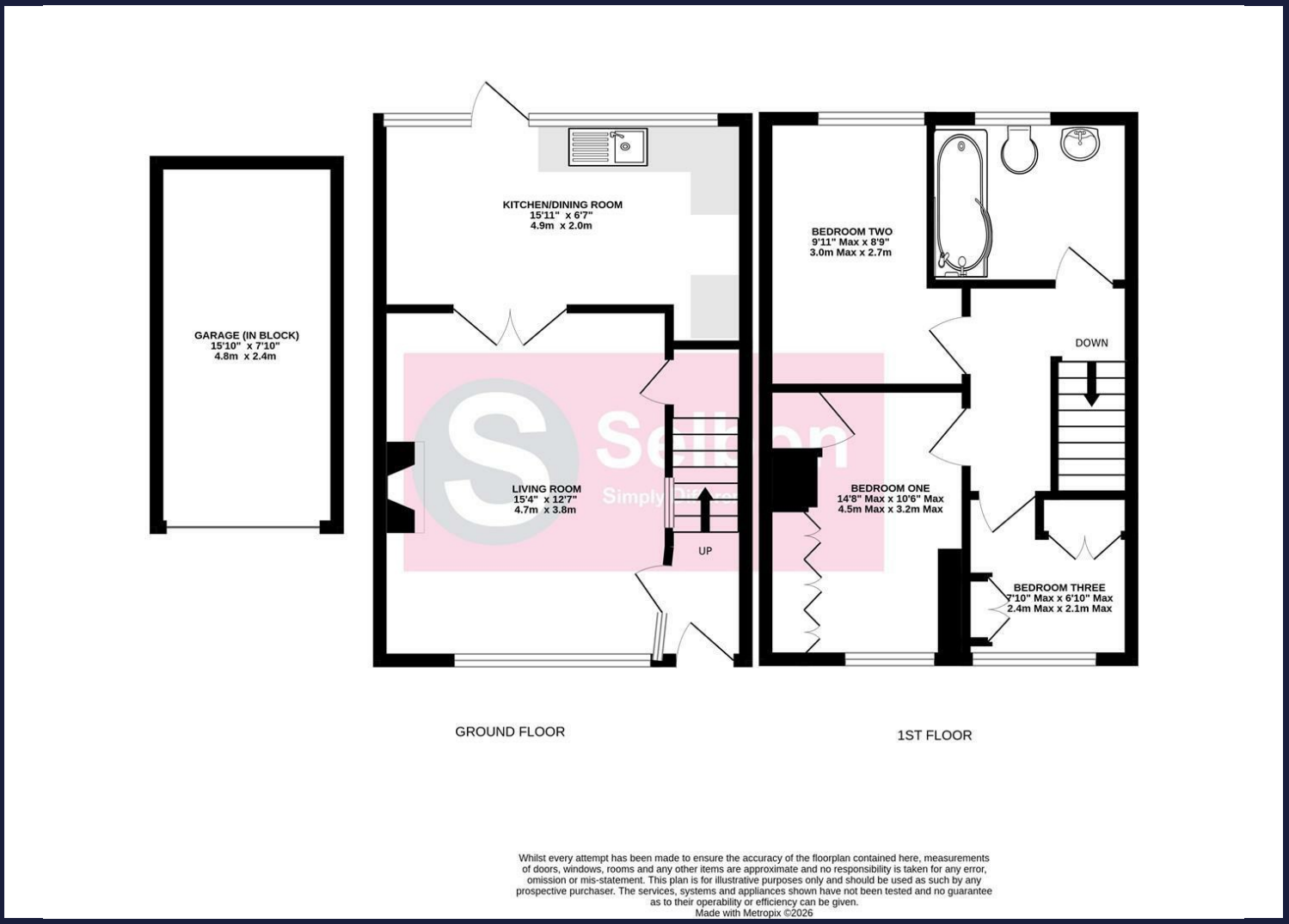
Offered to the market with no onward chain, an early viewing is recommended to avoid disappointment.







Floor Plans

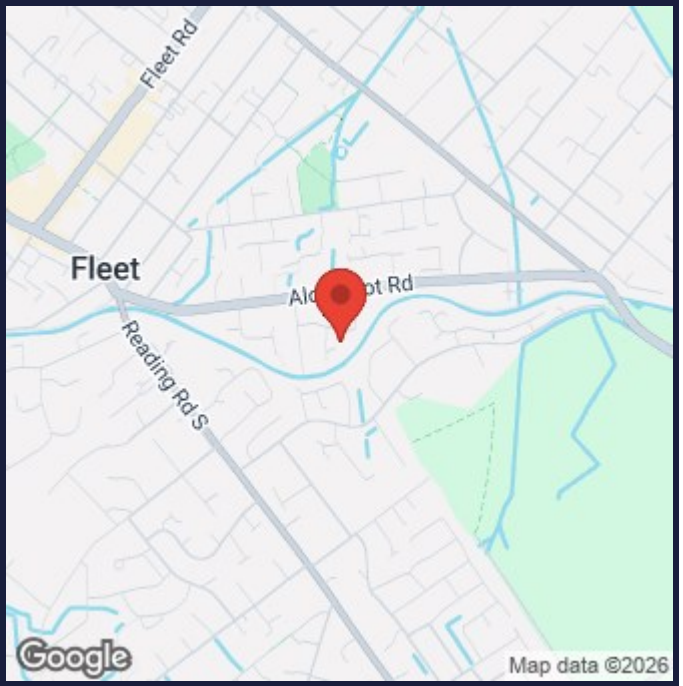


Viewing

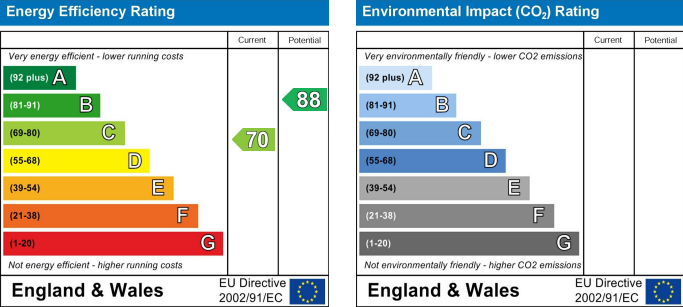
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

We give notice that these particulars are produced in good faith and in accordance with the Digital Markets, Competition and Consumers Act 2024 (DMCC Act). 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: C