



**Selbon**

Residential sales & lettings

Oasthouse Drive, Fleet,  
Hampshire, GU51 2UL

Guide price £275,000 Leasehold



**01252 979300**

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

- Coach House Property
- Living/Dining Room
- Bathroom With White Suite
- Cul-De-Sac Location
- Approx. 2 Miles to J4a/M3 Motorway
- Two Bedrooms
- Kitchen
- Garage & Store Cupboard
- >1 Mile to Fleet Train Station
- Ideal Investment or First Time Purchase

Selbon Estate Agents are delighted to offer to the market this two bedroom coach house ideally located on the popular Ancells Farm development in Fleet.

The property offers excellent open plan living space with the added benefit of a garage.

The location is excellent with Fleet mainline train station around 1 mile distance with trains to London Waterloo in under 40 minutes. For road links junction 4a of the M3 motorway is just over 2 miles away.

On entering the property you are welcomed into a hallway with stairs leading to the first floor. The first floor hallway has an over stairs storage cupboard and hatch giving access to the loft.

The living space includes a 17ft. living/dining room with dual aspect windows. The kitchen comprises; eye and base level cupboard and drawer units under a roll top work surface. Inset sink with mixer tap, built-in appliances include: electric oven, gas hob and extractor over. Space and plumbing for washing machine, space for upright fridge/freezer. In between the kitchen and living space is a built-in breakfast bar.

The remainder of the accommodation includes; two bedrooms and a bathroom. The bathroom is fitted with a white suite including a bath with central filler taps and shower over. Hand wash basin and W.C. The bathroom is finished in brick style tiling and also benefits from a front aspect window.

Externally there is a garage below the property with electric supply as well as water and drainage (ideal for a utility area) as well as an additional storage cupboard.

The property has approximately 91 years remaining on the lease. The ground rent is £100 per annum.

Ancells Farm has a local parade of shops with a Tesco express, various takeaways, public house and a vets. Fleet town centre with an array of shops, bars and restaurants is also close by as well as Fleet pond and Elvetham Heath nature reserve offering excellent walking, running and cycling routes.









beko

WaterDispenser

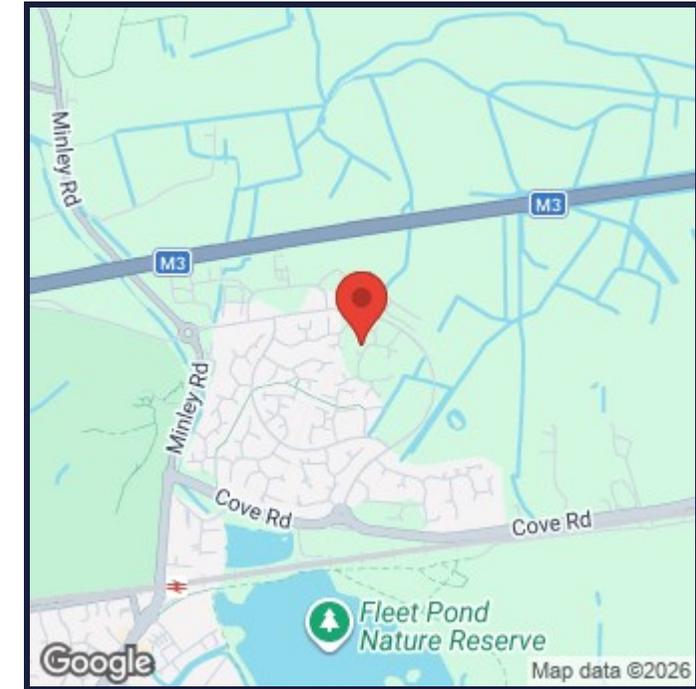


## Floor Plans

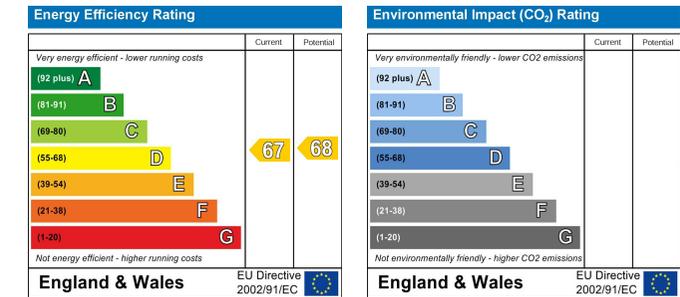


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Area Map



## Energy Performance Graph



## Viewing

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

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Council Tax Band: C

## 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