



**Selbon**

Residential sales & lettings

Thegn Walk, Fleet,  
Hampshire, GU51 1GQ

Offers in excess of £350,000 Freehold



**01252 979300**

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

- End Of Terrace
- 14ft Lounge/Dining Room
- 2 Double Bedrooms
- Gas Radiator Heating & Double Glazed Windows
- Allocated Parking Space
- Entrance Hall & Cloakroom
- 10ft Kitchen
- Bathroom
- Enclosed Rear Garden
- Walkway Location

Selbon Estate Agents are delighted to offer this modern end of terrace property to the market, situated in a walkway location, on the ever popular Elvetham Heath development.

The current vendor has lived in the home since 2011 and has told us that leaving the property is going to be really hard, as it has been a wonderful place to live.

An ideal first time, investment purchase or for those looking to downsize to have a lock and go home, in our opinion the property is offered to the market in excellent condition throughout.

Having dual access from either the car park area behind the property or the walkway to the front, the front door gives access to the entrance hall with stairs to the first floor landing and doors to the kitchen, lounge/dining room and the downstairs cloakroom, which has a white suite.

The front aspect 10ft kitchen has ample worksurfaces, storage units and some fitted appliances and the bright and spacious 14ft lounge/dining room, has a living area, space for table and chairs and double glazed French doors to the rear garden.

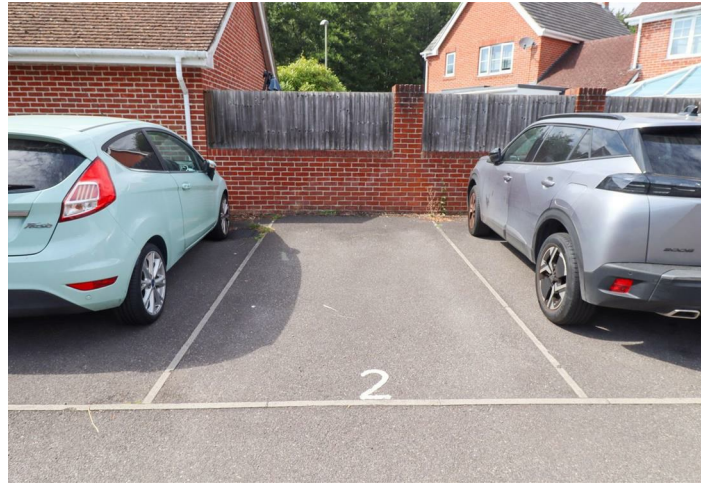
The first floor landing has access to the loft and doors leading to the bedrooms, with the main bedroom having a double built in wardrobe and the second bedroom measuring 12ft (max) housing the airing cupboard and there is a bathroom with a white suite.

Further benefits include gas central heating, double glazed windows, a boarded loft with light and ladder, an enclosed rear garden and an allocated parking space to the rear of the property, (there are 2 visitors spaces in the car park area).

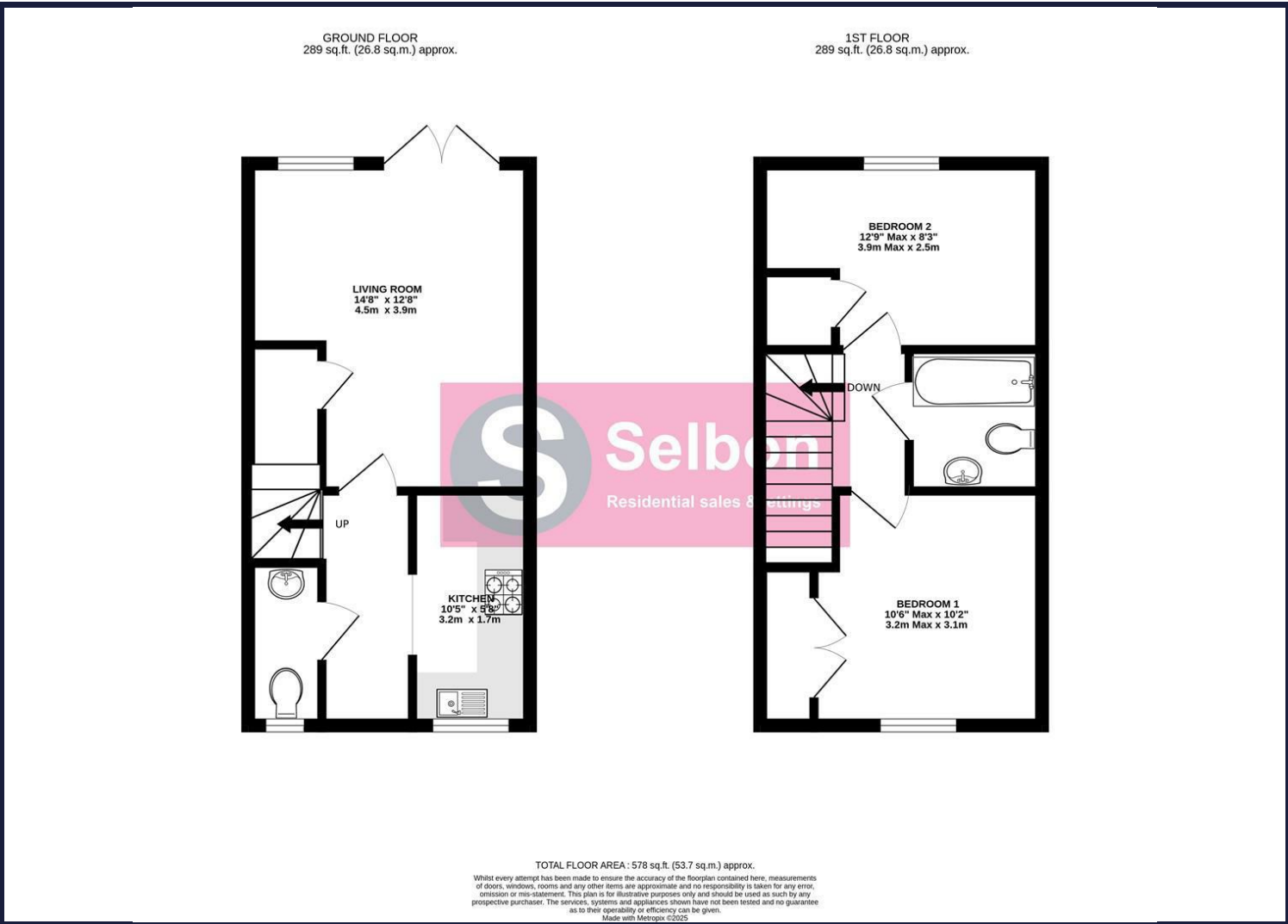
Elvetham Heath offers a Morrison's supermarket, pub, church, school, a local nature reserve offering pleasant walking and cycle routes as well as enjoying easy access to Fleet town centre with an array of shops, pubs and restaurants, Fleet mainline railway station (Waterloo line), the M3 & M4 motorways.

We would highly recommend an early viewing to appreciate this lovely home and to avoid disappointment.





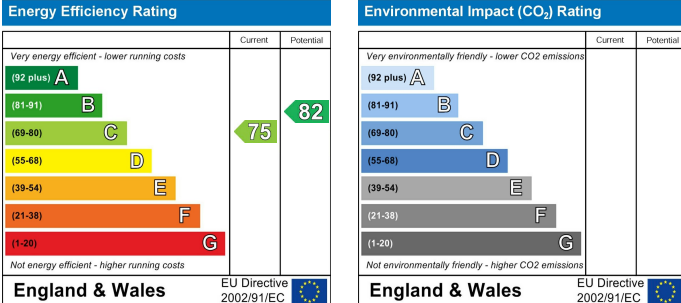
# Floor Plans



# 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

# Council Tax Band: D

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