



Selbon

Simply Different

Turgis Road, Elvetham Heath, Fleet,
Hampshire, GU51 1EL

Offers in excess of £400,000 Freehold



01252 979300

Selbonproperty.co.uk

- Modern Semi Detached Home
- Lounge
- Utility Room & Cloakroom
- Second Bedroom & Family Bathroom
- South Westerly Enclosed Rear Garden
- Entrance Hall
- Kitchen/Breakfast Room
- Main Bedroom With En Suite
- Double Glazed Windows & Gas Radiator Heating
- 2 Allocated Parking Spaces

Selbon Estate Agents are delighted to offer this modern semi detached property to the market, situated in a cul de sac location, on the ever popular Elvetham Heath development.

The home is ideal for first time or investment buyers, as well as for those looking to downsize and have a lock up and go property. Due to being within close proximity of Fleet town centre and mainline station, it will appeal to those working in Fleet or commuting to London.

Having been thoughtfully improved over the years there is a covered entrance with a front door leading to the entrance hall with stairs leading to the first floor landing and a door leading to the lounge.

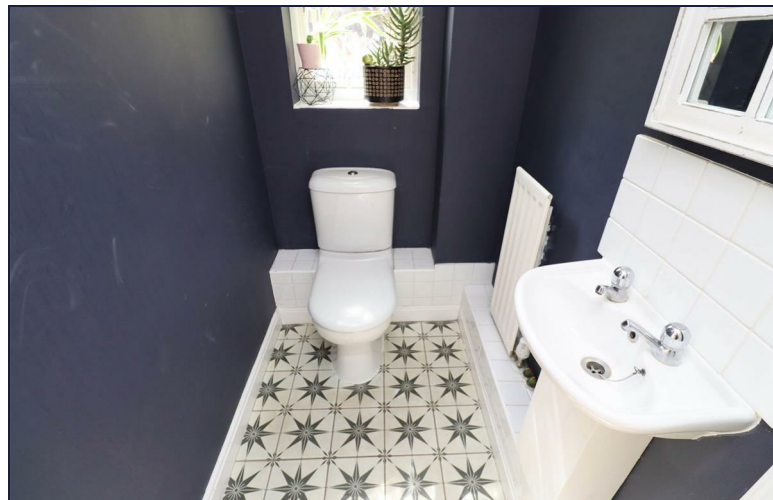
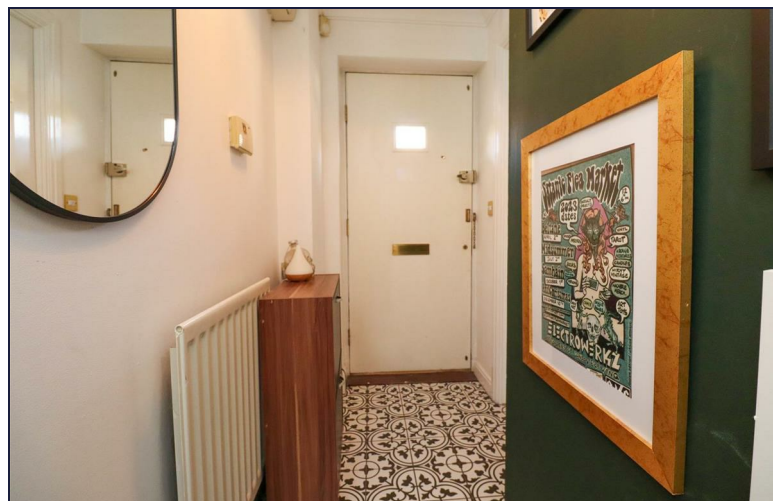
The light and airy front aspect 14ft lounge has an understairs storage cupboard and a door leading to the 10ft kitchen/breakfast room which has ample storage cupboards, some integrated appliances, space for table and chairs, sliding double glazed patio doors to the garden and access to a utility room with worksurface and appliance space, storage cupboards and a door leading to a cloakroom with a white suite.

The first floor landing has access to the loft, there are doors leading to the main bedroom with a double built in wardrobe, airing cupboard, dual aspect double glazed windows and an en suite shower room with a white suite, the second bedroom is a good size double with a double built in wardrobe and there is a bathroom with a white suite.

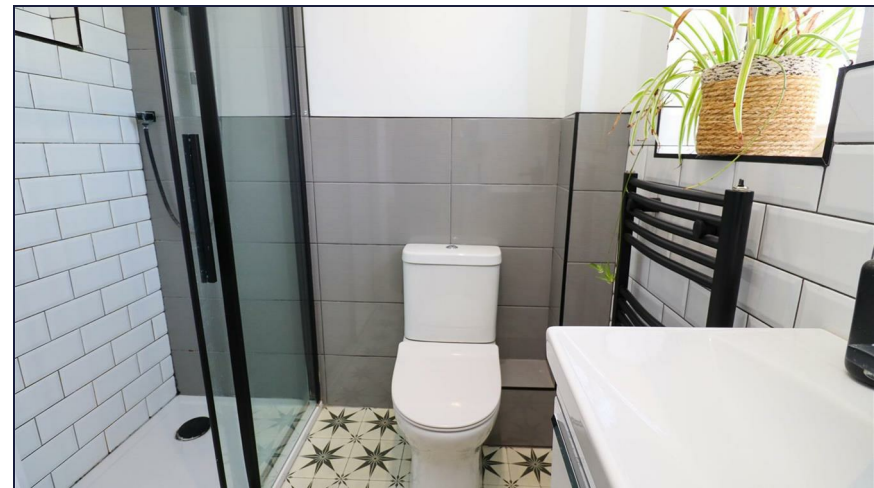
Further benefits include gas central heating, double glazed windows, an enclosed south westerly rear garden and 2 allocated parking spaces to the front of the property.

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.

Offered in good order throughout, we would highly recommend an early viewing to avoid disappointment.





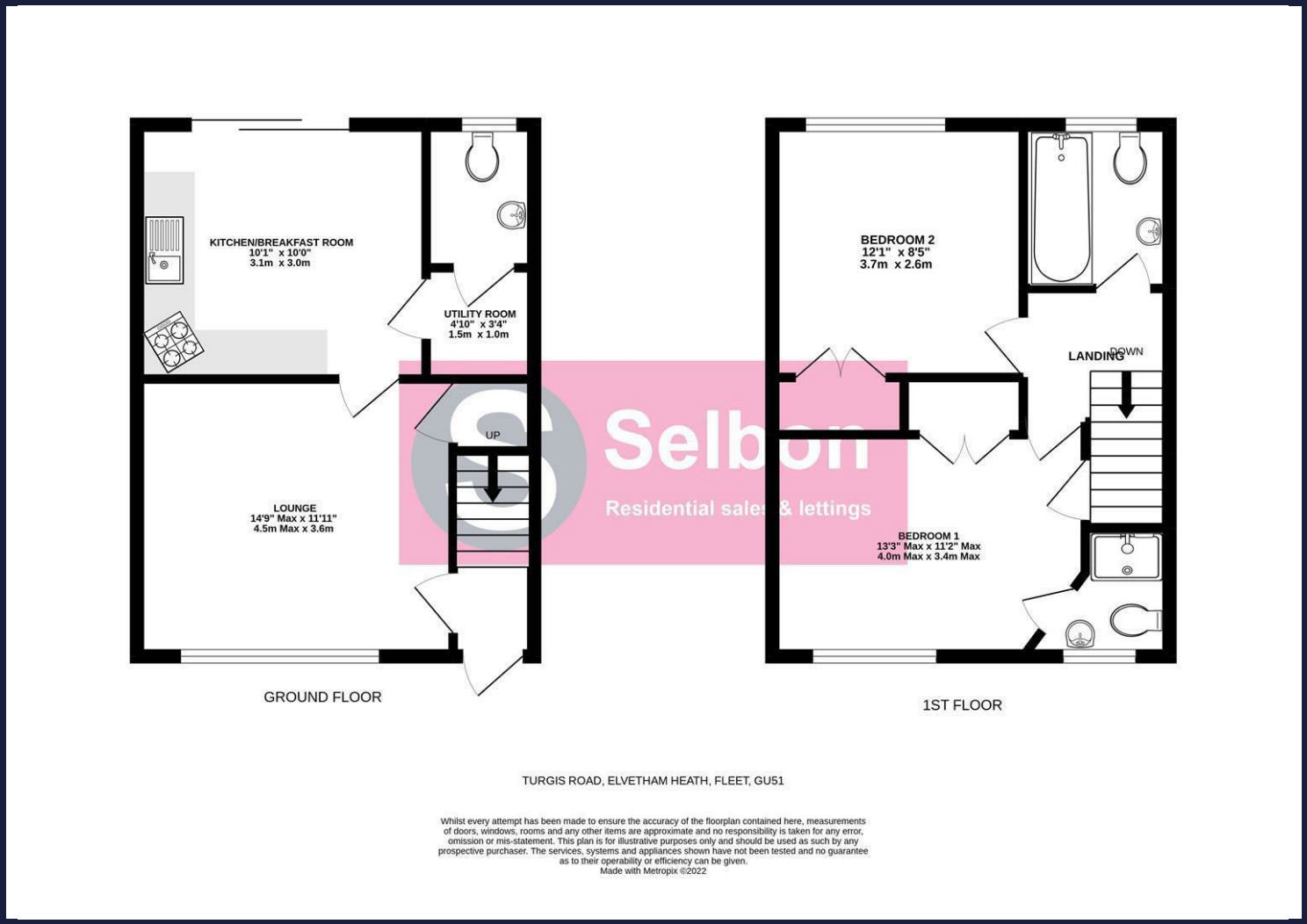








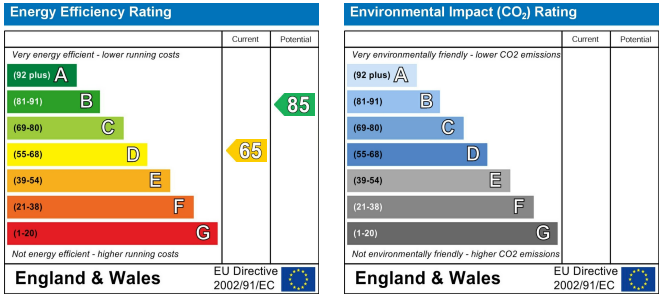
Floor Plans



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

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Council Tax Band: D