



**Selbon**

Residential sales & lettings

St. Swithins Road, Fleet,  
Hampshire, GU51 1GL

Guide price £375,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Sought After Location
- Allocated Parking
- Enclosed Rear Garden
- Downstairs W.C
- Close Proximity of Local Amenities
- Close Proximity of Elvetham Heath Nature Reserve
- Two Bathrooms
- Living Rooms
- Two Bedrooms
- Close Proximity of Elvetham Heath Primary School

Selbon Estate Agents are delighted to offer to the market this two-bedroom terrace home which is situated within the sought after development of Elvetham Heath. Benefits to this property include allocated parking, two bathrooms and this property would make an ideal first-time purchase or investment property.

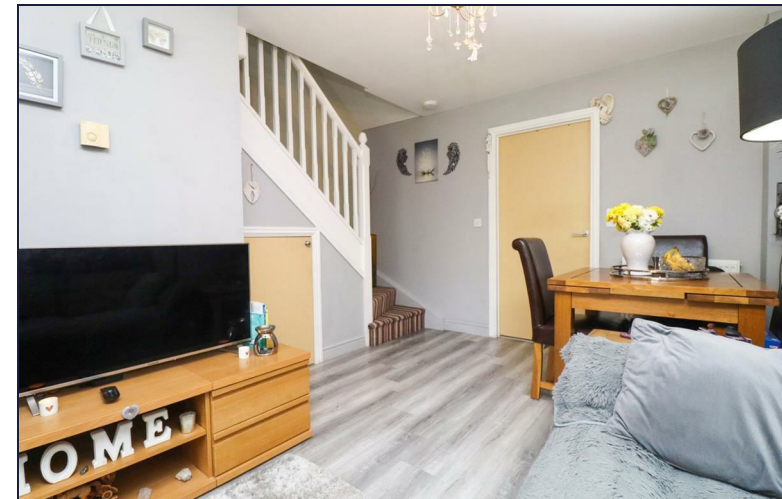
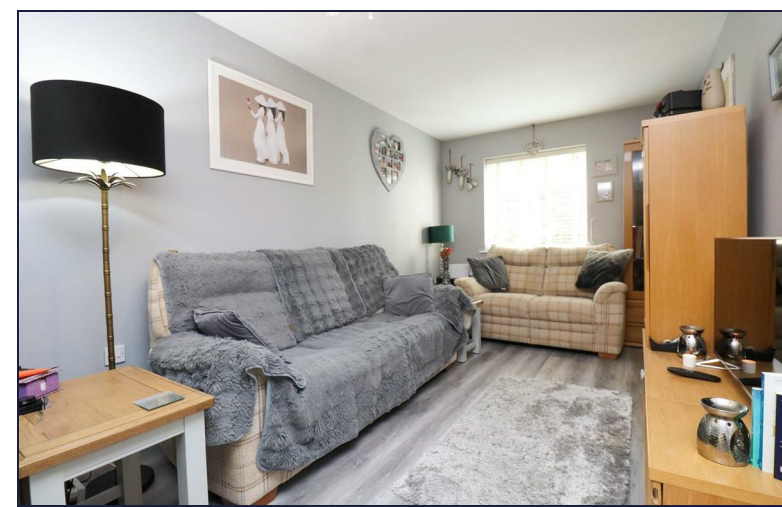
Accommodation comprises of an entrance hall which leads into the living room which offers access to the first floor and storage. The kitchen has been finished to a high standard and offers a range of units, work surfacing, integrated appliances and additional appliance space. At the rear of the property you access through a set of French doors to the rear garden and the accommodation is finished with the downstairs W.C

On the first floor the property offers two spacious bedrooms with both bedrooms offering built in wardrobes and the main bedroom offering an en-suite shower room. The accommodation on the first floor is finished with the family bathroom which offers a bath, toilet and sink.

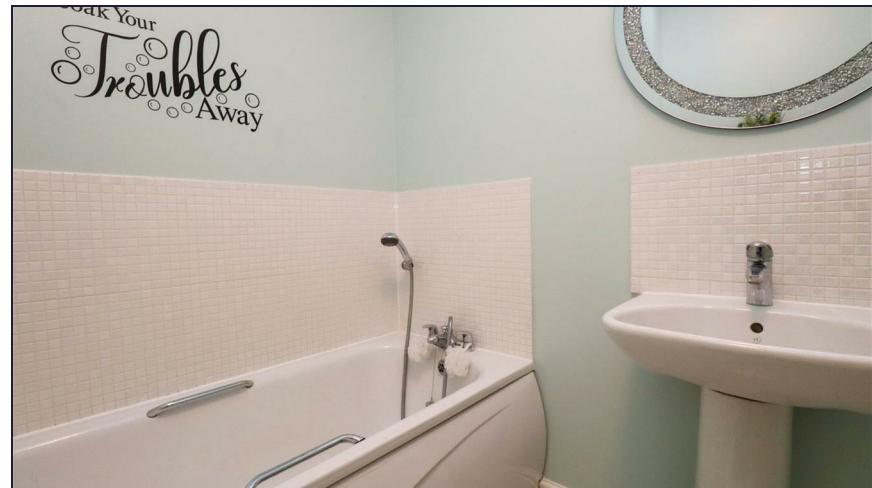
Outside the enclosed garden is predominantly laid to artificial grass with a mixture of flowers, shrub beds and a useful storage shed. Outside the back of the property you have a patio area which is ideal for alfresco dining. At the bottom of the garden a gate gives access to the rear of the property with allocated parking for the property.

Elvetham Heath is a development with a wealth of amenities including a supermarket, primary school, church and public house. Various activities and facilities are enjoyed by the local community including a football pitch, cycling and running clubs.

Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, restaurants, bars and coffee shops,.

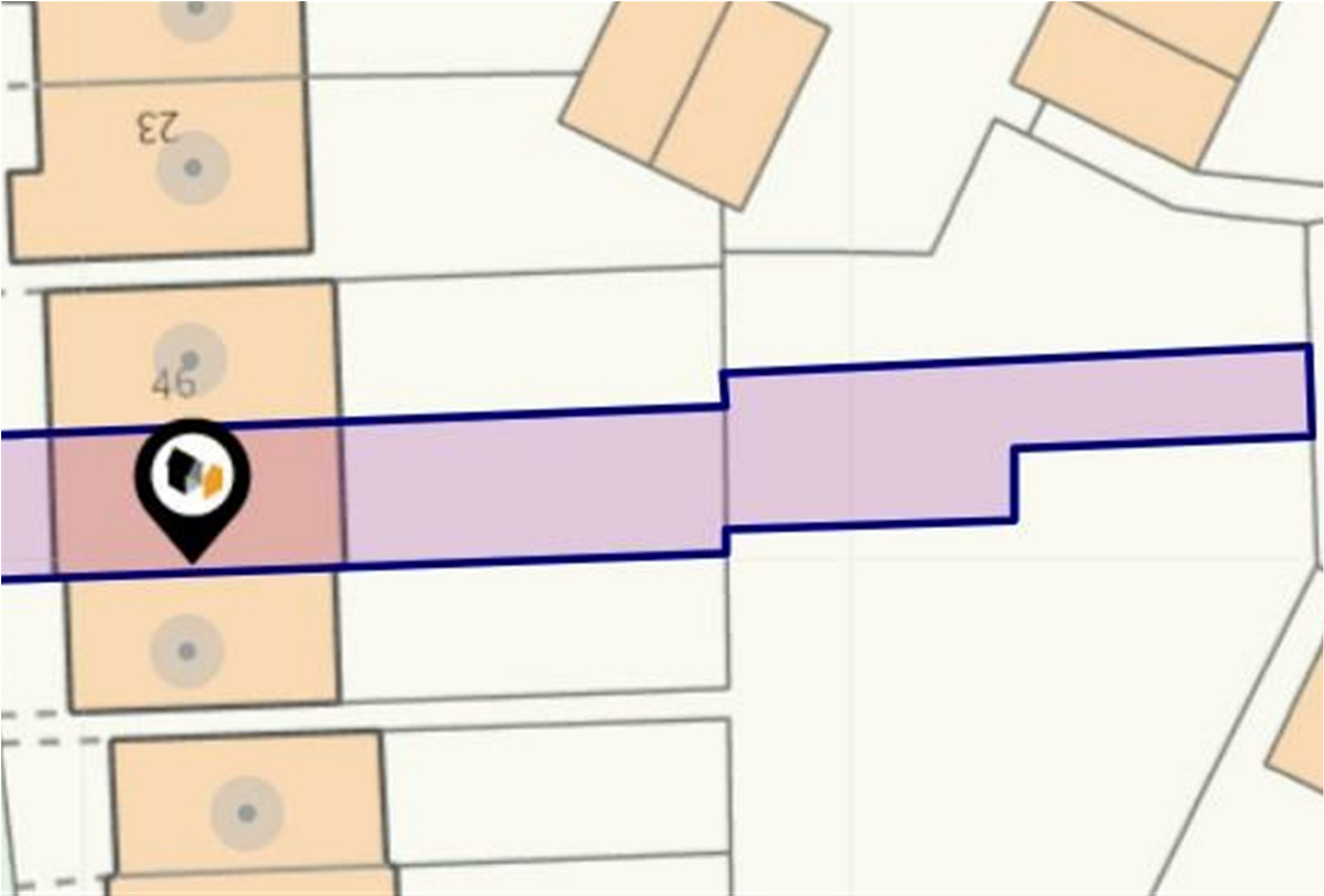












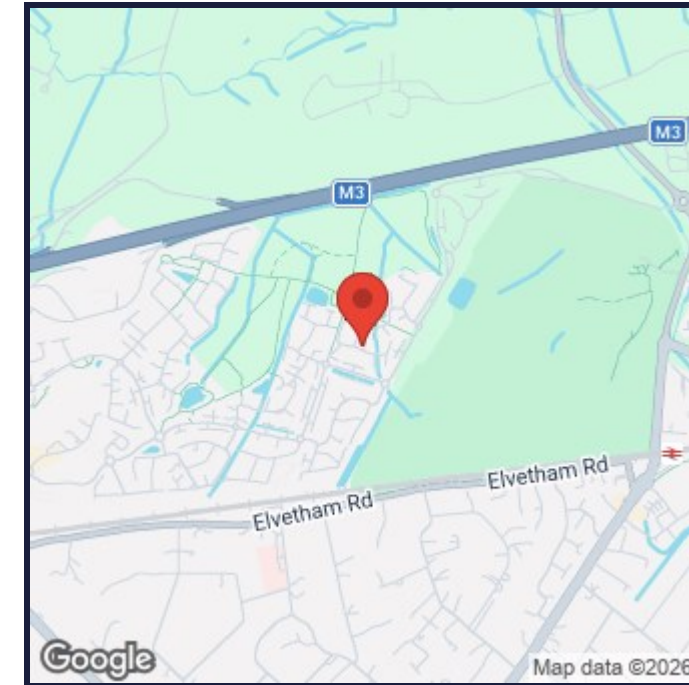
23

46

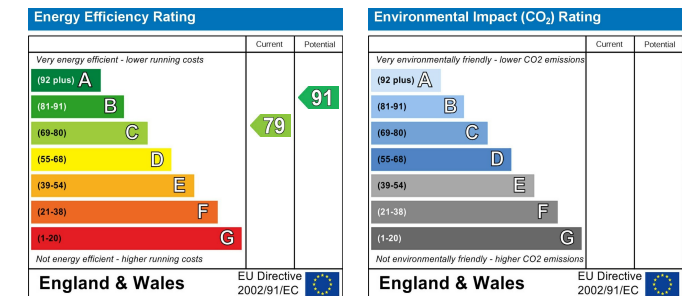
## Floor Plans



## 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

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.

## Council Tax Band: D

### 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