

Selbon
Simply Different

Regent Close, Fleet,
Hampshire, GU51 3NS

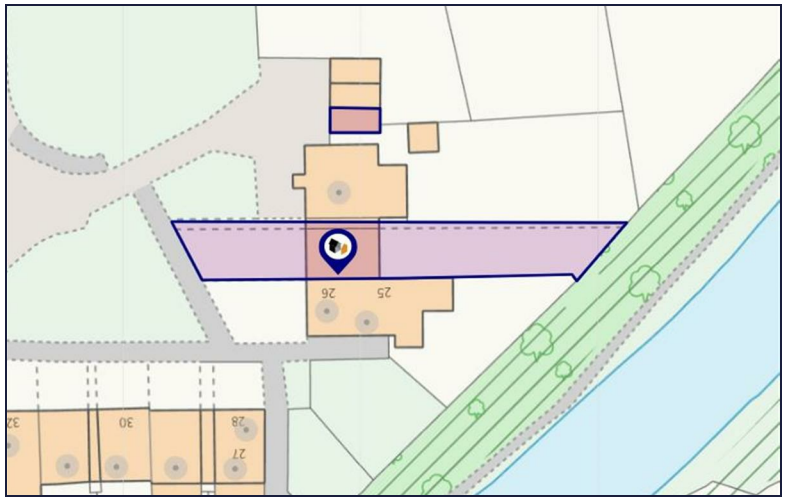
Offers in excess of £350,000 Freehold

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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 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 close proximity 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.



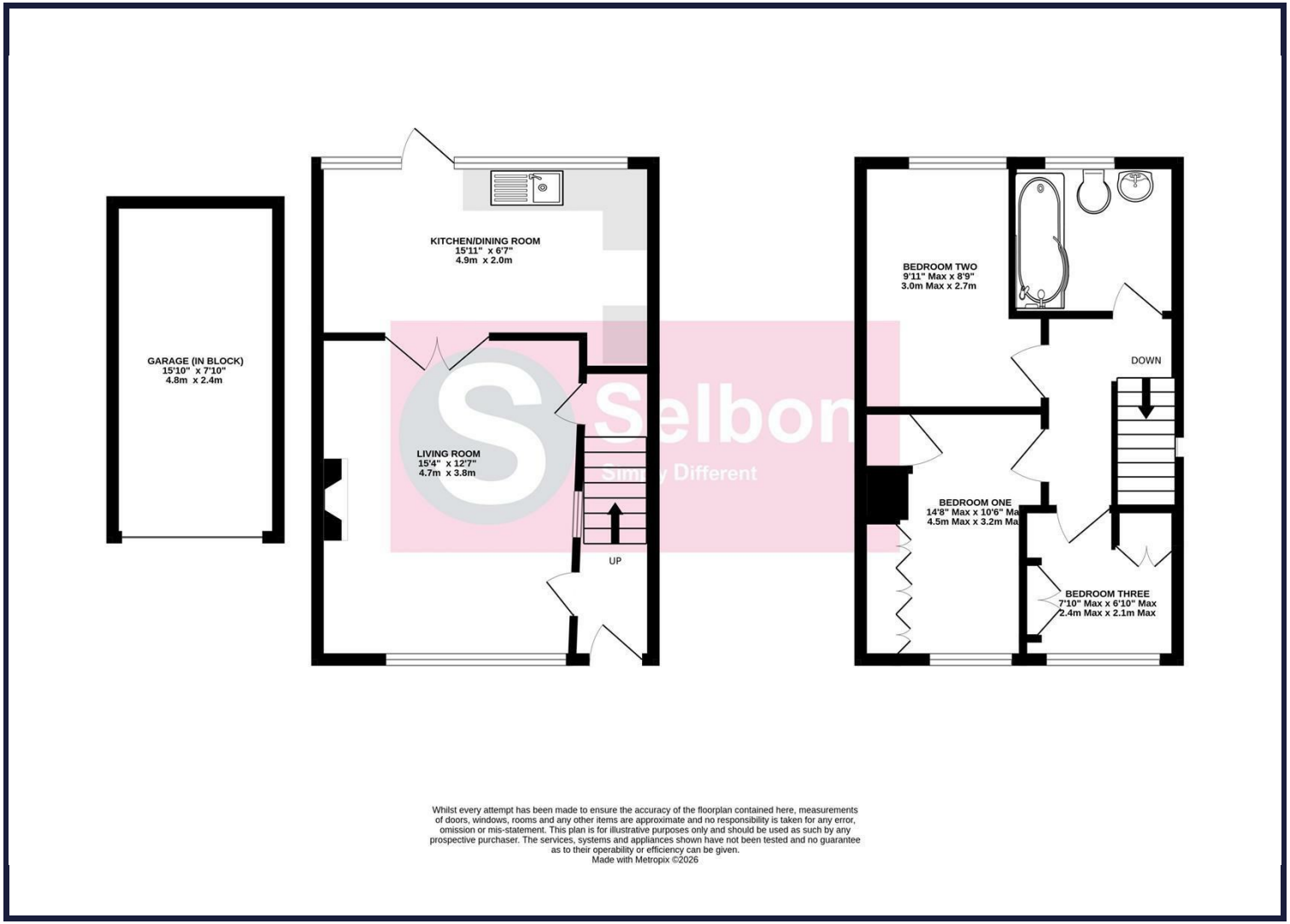








Floor Plans

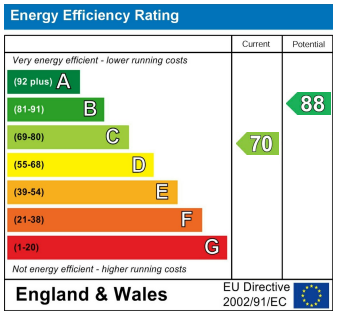


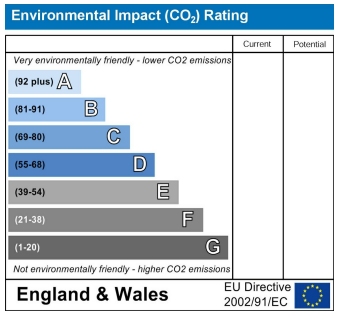
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Council Tax Band: C

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