



**Selbon**

Residential sales & lettings

Hop Garden, Church Crookham, Fleet,  
Hants, GU52 0YL

Offers in excess of £260,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Terraced Starter Home
- Lounge With French Doors To Garden
- Double Bedroom
- Gas Radiator Heating & Double Glazed Windows
- 2 Parking Spaces
- Entrance Porch
- Refitted Kitchen
- Bathroom
- Enclosed Garden
- No Onward Chain

Selbon Estate Agents are delighted to offer this modern terraced starter home to the market, situated in a cul de sac on the ever popular Zebon Copse development, in Church Crookham.

Ideal for first time buyers looking to get on the property ladder, as well as for investment buyers with Zebon Copse being a very popular location for tenants. The property is freehold, therefore there are no ground rent or service charges.

The property is accessed via a front door leading to the entrance porch with a door which leads to the lounge. The lounge has double glazed French doors leading to the enclosed garden, stairs to the first floor landing and a door to the re-fitted kitchen.

The kitchen has ample worksurfaces, a range of eye and base level storage units, integrated appliances, an understairs storage cupboard and a window overlooking the garden.

The landing gives access to the loft, there is a storage cupboard housing the boiler and doors leading to a double bedroom with a rear aspect double glazed bay window overlooking the garden. A vaulted ceiling gives the room a great feeling of space and there is a double built in wardrobe. The bathroom has a white suite, power shower and a double glazed window.

The property further benefits from gas central heating with a new boiler fitted in January 2023, double glazed windows, an enclosed rear garden with gated side access and two allocated parking spaces adjacent to the property.

Zebon Copse has its own convenience store and has easy access to local shops, catchment for Heatherside and Courtmoor schools and other amenities and Fleet town centre, mainline railway station (Waterloo line) supermarkets, sports centre and a wealth of walking and cycling routes including the Basingstoke Canal and Edenbrook nature reserve are all on the doorstep.

Offered to the market with no onward chain, we would highly recommend an early inspection to fully appreciate the features of the home.





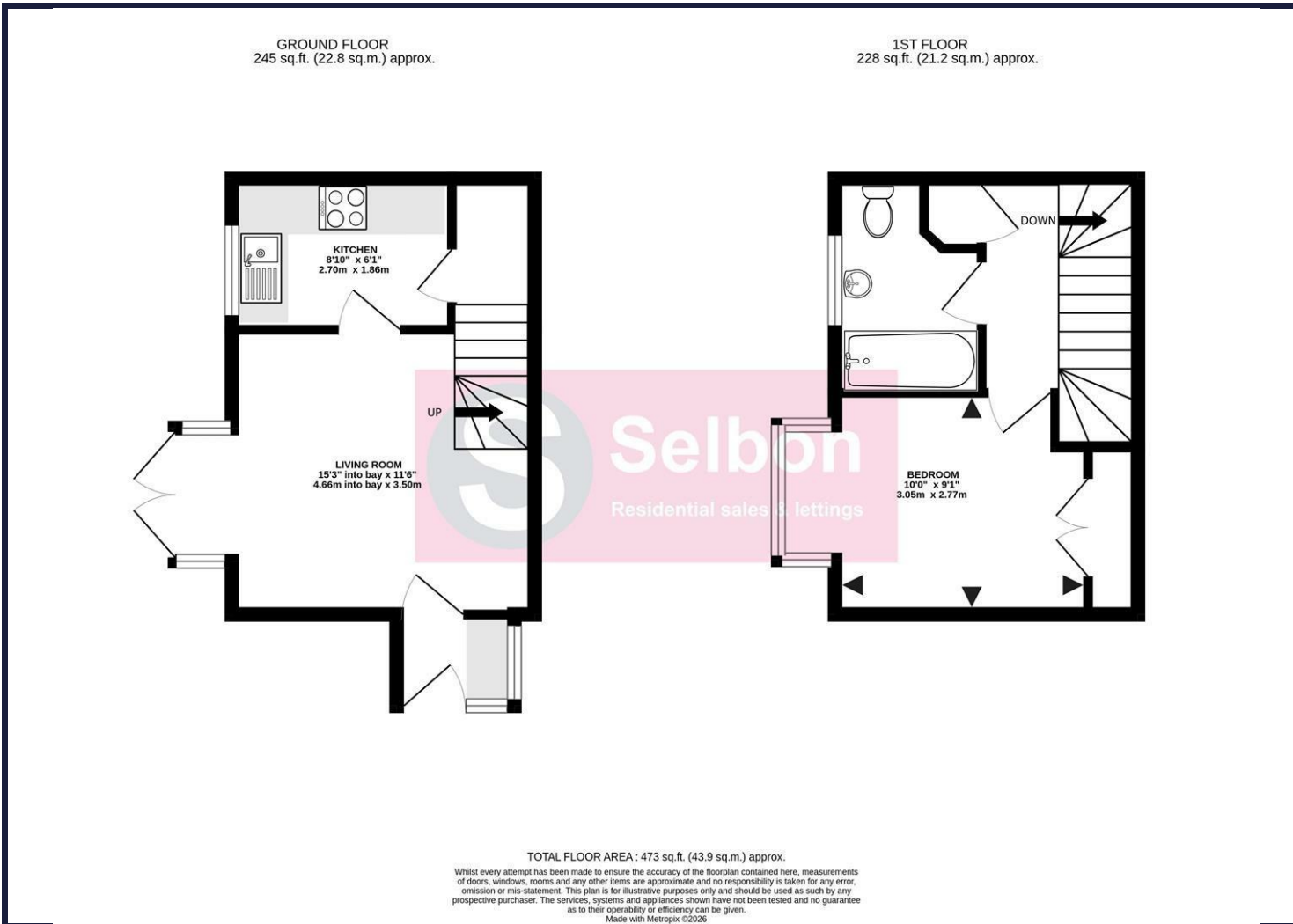




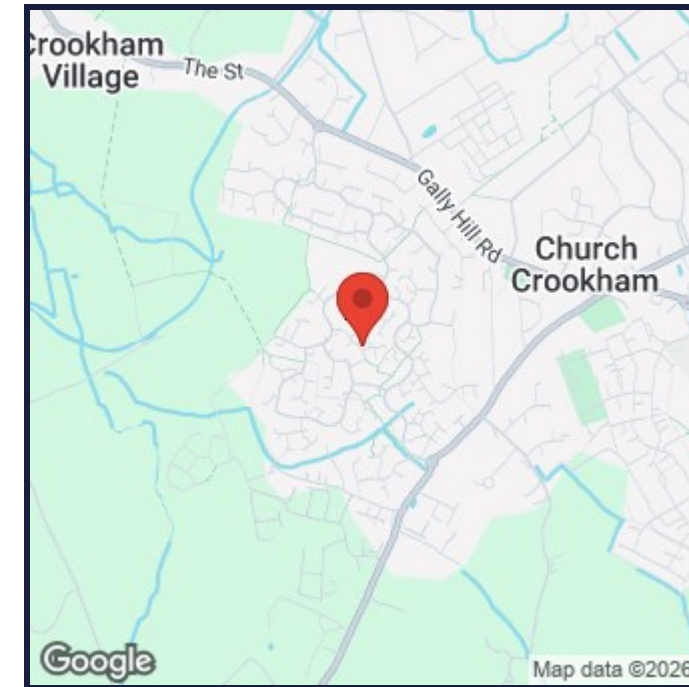




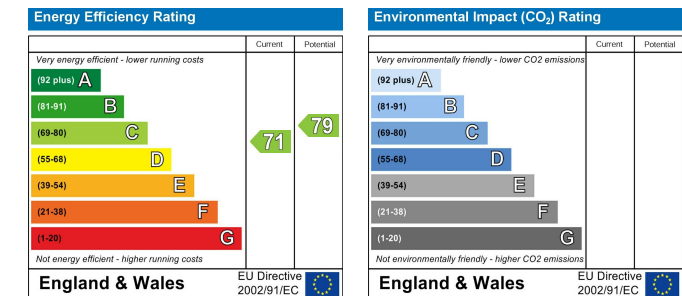
## Floor Plans



## 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: C**

## Selbon Property Services Ltd

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