Selbon
Simply Different

Fawn Drive, Aldershot,
Hampshire, GU12 4FW
Offers over £400,000 Freehold

3 2 1 C

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Selbonproperty.co.uk

- Three Bedroom End-Of-Terrace Home
- Open Plan Kitchen/Dining Room With Fitted Appliances
- En-Suite To The Principal Bedroom
- Solar Panels And EV Charging Point
- Parking For A Couple Of Vehicles
- Downstairs Cloakroom
- Living Room On The First Floor
- Low Maintenance Rear Garden
- Garage With Access From The Garden
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this three bedroom end-of-terrace home, located within the popular Woodland Walk development in Aldershot, and offered with no onward chain complications.

The current school catchment within this area includes: Alderwood School (primary and secondary phase).

The property spans three floors, the the ground floor accommodation comprising a hallway with stairs to the first floor, downstairs cloakroom with WC and wash basin and a 25Ft. Kitchen/Dining Room with a generous amount of base and eye level storage cupboards and fitted appliances including a dishwasher, double oven, grill, microwave and a four burner electric hob with wall mounted extractor fan. The Dining area also benefits from French doors onto the rear garden.

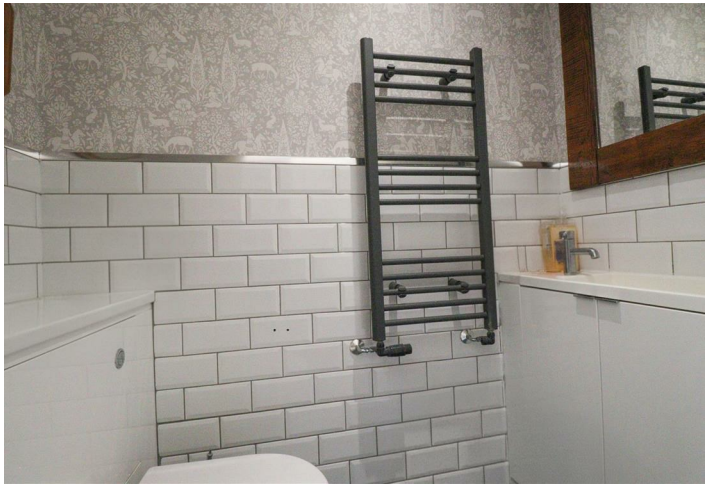
On the first floor the landing gives access to a generous living room which is over 15Ft. in length. Bedroom three can also be located to the first floor.

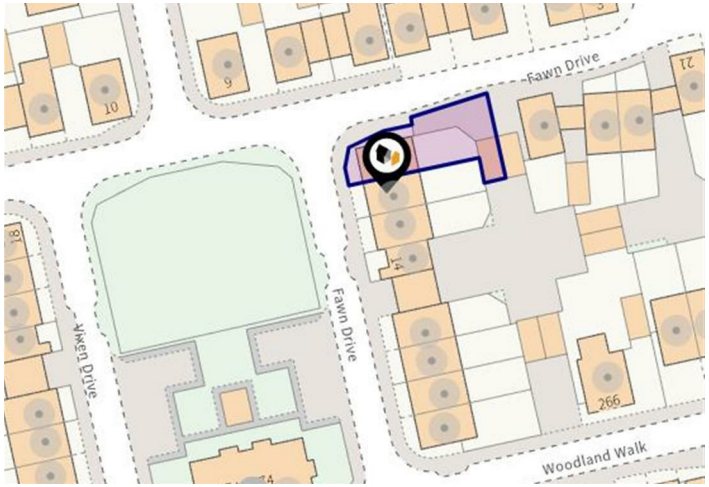
To the second floor the landing benefits from two storage cupboards and loft access. The second floor landing also gives access to the front aspect principal bedroom which benefits from an en-suite with W.C., wash basin and shower cubicle. The second floor also features the rear aspect bedroom two and the family bathroom with Bathtub, wall mounted shower, W.C. and wash basin.

Other notable features include: UPVC double glazing, gas central heating, solar panels and an EV charging point.

The rear garden is mainly patio and artificial lawn. There is a patio path leading through the garden, giving access into the garage with lighting, power and a pitched roof, ideal for additional storage. There is also parking in front of the garage and beside the home.

We are advised that the current annual development charge is: £253.82 per annum.

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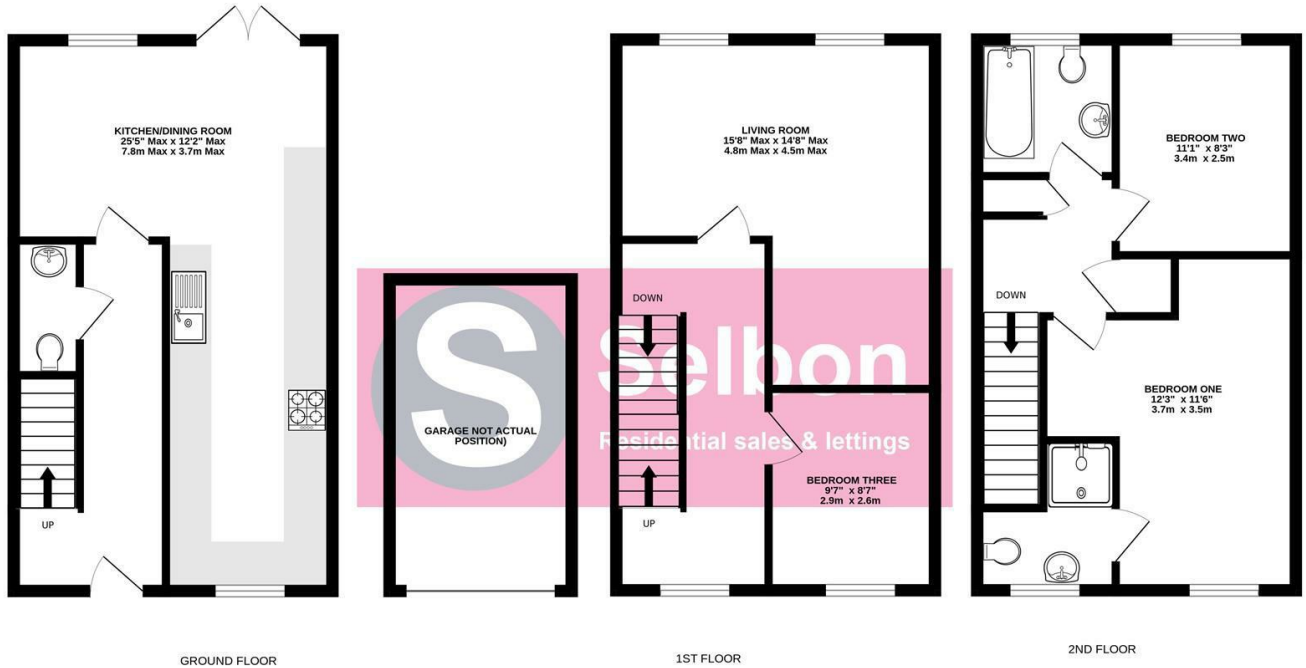
Floor Plans



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Residential sales & lettings

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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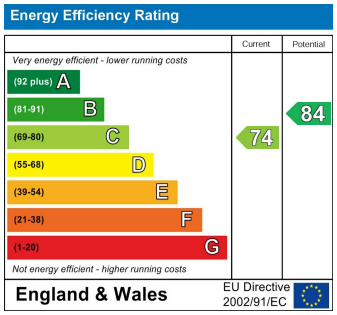
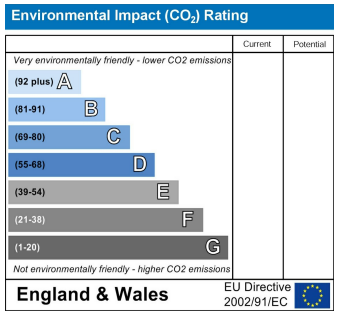
Area Map

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: D

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