



# Selbon

Residential sales & lettings

House Plat Court, Church Crookham, Fleet,  
Hants, GU52 6XW

Offers over £280,000 Freehold



01252 979300

Selbonproperty.co.uk

- Modern Terrace Home
- Lounge & Dining Area
- 2 Bedrooms
- Double Glazed Windows & Radiator Heating
- Allocated Parking Space
- Entrance Hall
- Kitchen
- Bathroom
- Enclosed Rear Garden
- No Onward Chain

Selbon Estate Agents are delighted to offer this modern terrace home to the market, conveniently located in a cul-de-sac, on the ever popular Zebon Copse development, in Church Crookham.

The property is in need of some tender loving care, offering the opportunity for someone to put their own stamp on the home. An ideal first time, investment purchase or for those looking to downsize and have a lock and go home.

The property is accessed via a pathway leading to a covered entrance porch with a front door giving access to the entrance hall which has stairs leading to the first floor landing and the lounge/dining room.

The refitted 7ft front aspect kitchen has a range of eye and base level storage units, work surfaces and some integrated appliances. The 21ft lounge/dining room has space for table and chairs and double glazed French doors to the rear garden.

The first floor landing has access to the loft and there are doors to the two double bedrooms and a bathroom with a white suite.

The property further benefits from gas radiator heating, double glazed windows and a westerly facing rear garden and there is an allocated parking spaces, plus visitor spaces.

We are advised that there is a service charge of £306.50 per annum (we are seeking confirmation in writing), all potential buyers should ensure their legal representatives make further enquiries.

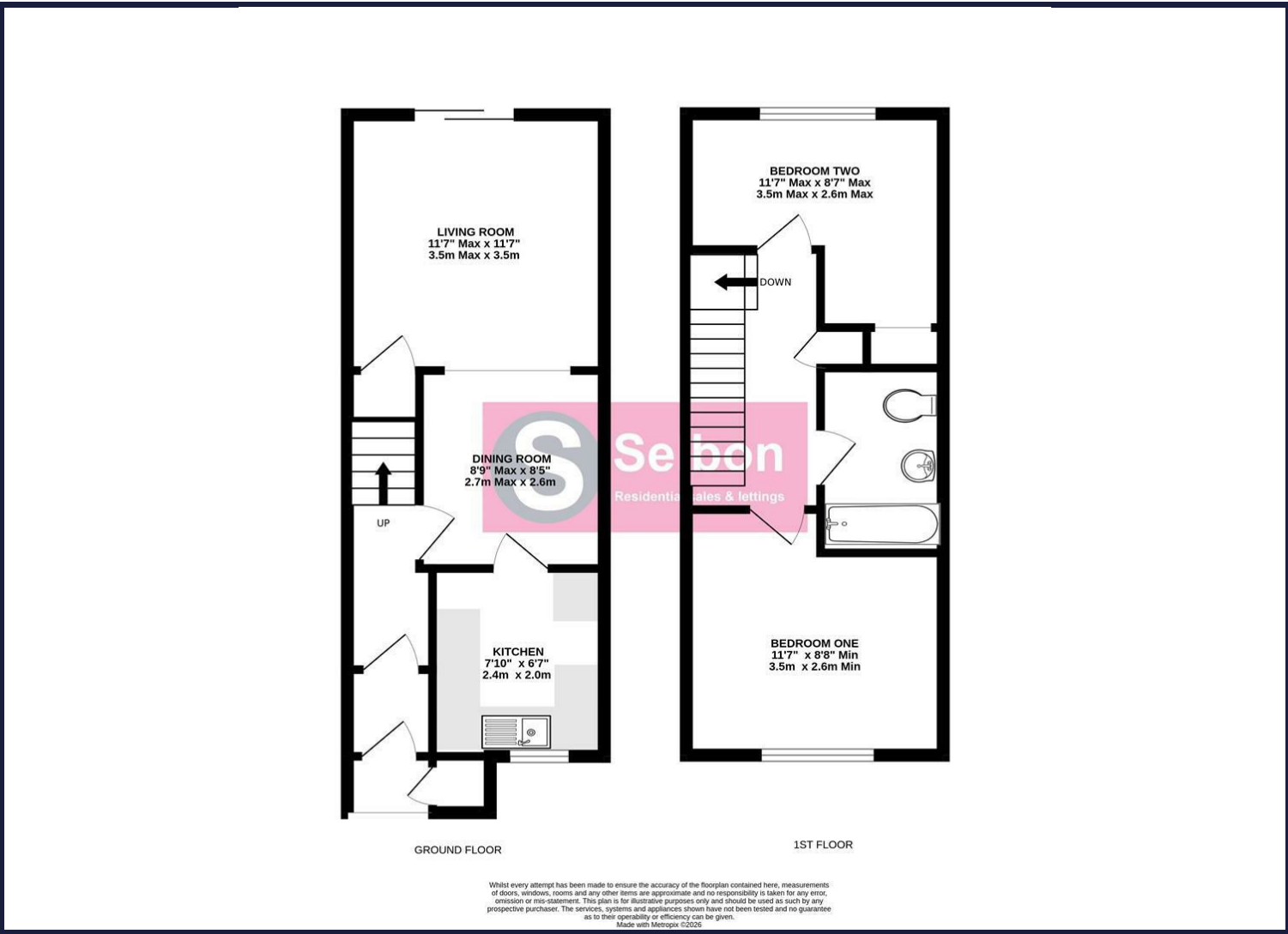
Zebon Copse has its own convenience store, a wealth of walking, running and cycling routes including the Basingstoke canal and a community centre. Fleet Town Centre is a short drive away with its shopping and leisure facilities, infant, junior and senior schools. Fleet mainline railway station offers services to London Waterloo, whilst junction 4a of the M3 motorway is a short drive.

Offered with now onward chain, we highly recommend an early viewing to avoid disappointment.





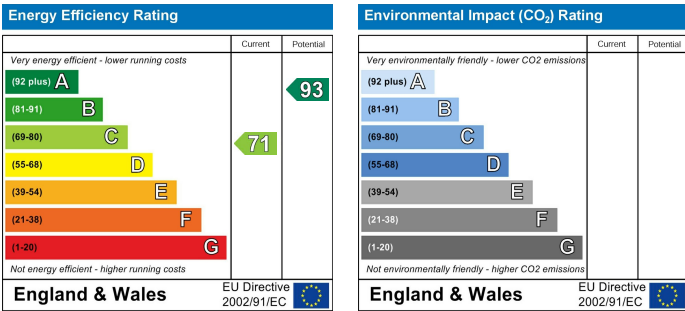
Floor Plans



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

Council Tax Band: D

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