



Selbon

Simply Different

Ewshot Gardens, Ewshot, Farnham,
Hampshire, GU10 5DG

Offers in excess of £375,000 Freehold



01252 979300
Selbonproperty.co.uk

- Modern Terrace Home
- Fitted Kitchen
- 3 Bedrooms & Bathroom
- Enclosed Rear Garden
- Church Crookham/Ewshot Borders
- Entrance Hall & Cloakroom
- Lounge/Dining Room
- Gas Radiator Heating & Double Glazed Windows
- 2 Allocated Parking Spaces & Visitor Spaces
- Development Charges £195.70 & Service Charge £394.56 annually

Selbon Estate Agents are delighted to offer to the market this modern three bedroom terrace home built by local builder Natta Homes, situated in a cul-de-sac location, on the Church Crookham and Ewshot borders.

The home is ideal for first time buyers, a growing family, a professional couple or for those looking to downsize and have a lock up and go property.

Accessed via a pathway leading to the front door, which in turn gives access to the entrance hallway with stairs to the first floor and doors to the kitchen, lounge/dining room and a cloakroom with white suite.

The front aspect 11ft kitchen is fitted with a range of eye and base level cupboard and drawer units under a roll top work surface. Inset sink with mixer tap, built-in appliances including: oven, hob with extractor over and there is further appliance space.

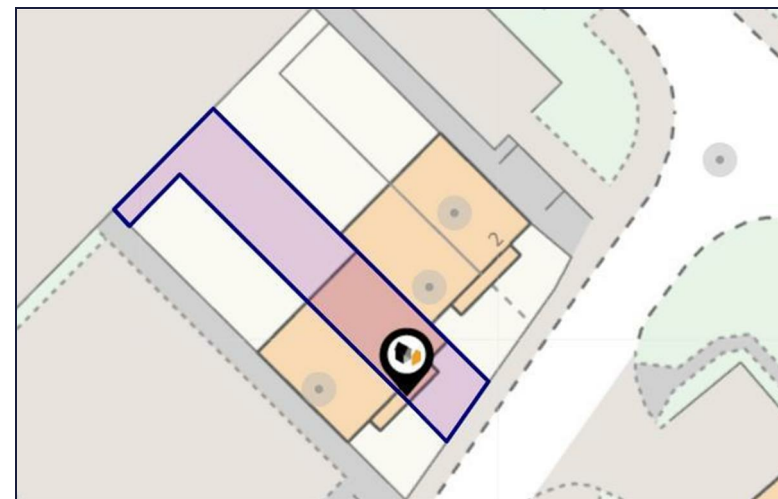
The 14ft living/dining room has a generous understairs storage cupboard with light and power (currently housing the tumble dryer) and French doors which lead to the rear garden.

The the first floor landing has access to the loft and doors leading to the three bedrooms and a bathroom. The main bedroom has fitted wardrobes and the bathroom with a white suite.

Further benefits include gas radiator heating, double glazed windows, an enclosed north easterly facing rear garden with a shed and there is gated access (with a storage area) leading to the car park with 2 allocated parking spaces (E & F) and visitor parking.

The owners advise us that the current annual estate charge is £195.70 and there is a monthly charge payable of £32.88 (£394.56 annually), to Vivid housing association who maintain the car park and surrounding area , as the property was originally purchased by the previous owner on a shared ownership basis before being bought outright by the previous owner several years ago.

Situated close to local schooling and currently in the catchment area of Tweseldown Infant school, Church Crookham Junior school and Courtmoor Secondary school.













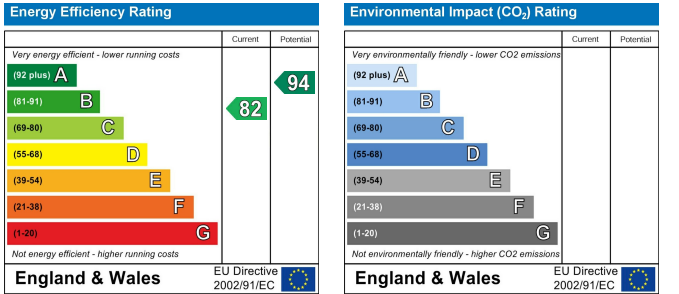
Floor Plans



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: D