



**Selbon**

Simply Different

Turgis Road, Elvetham Heath, Fleet,  
Hampshire, GU51 1EL

Offers over £375,000 Freehold

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**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)

- Sought After Location
- Refitted Bathroom
- Utility Room & Cloakroom
- Enclosed Rear Garden
- Close To Nature Reserve
- Two Allocated Parking Spaces
- Garden Room
- Two Generous Bedrooms
- Kitchen
- Close to Local School & Amenities

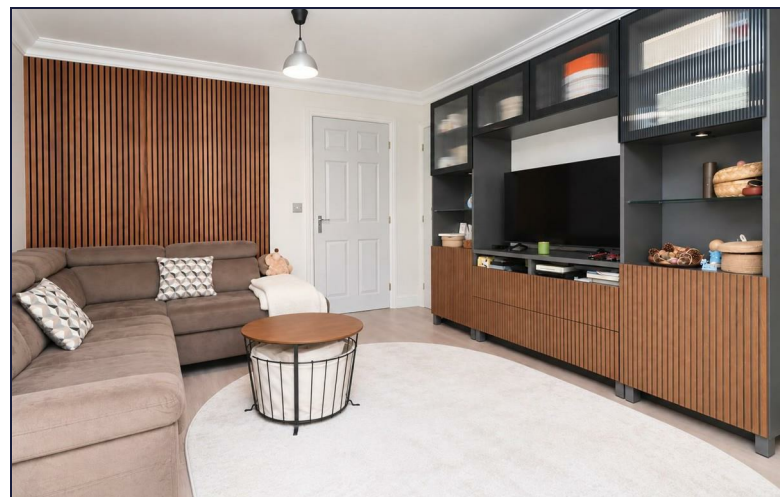
Selbon Estate Agents are delighted to offer to the market this two-bedroom end of terrace home which is situated within the sought-after development of Elvetham Heath. Benefits to this property include two allocated parking spaces, two bathrooms, a garden room and this property would make an ideal first-time purchase or investment property.

Accommodation comprises of an entrance hall which leads into the living room which offers understairs storage and a feature media wall. The kitchen overlooks the rear garden and offers a range of units, work surfacing, integrated appliances and additional appliance space. At the rear of the property you access through a set of patio doors to the rear garden and the accommodation is finished with the downstairs W.C and useful utility room.

On the first floor the property offers two spacious bedrooms with both bedrooms offering built in wardrobes and the main bedroom offers an en-suite shower room. The accommodation on the first floor is finished with the refitted family bathroom which offers a shower, toilet and sink.

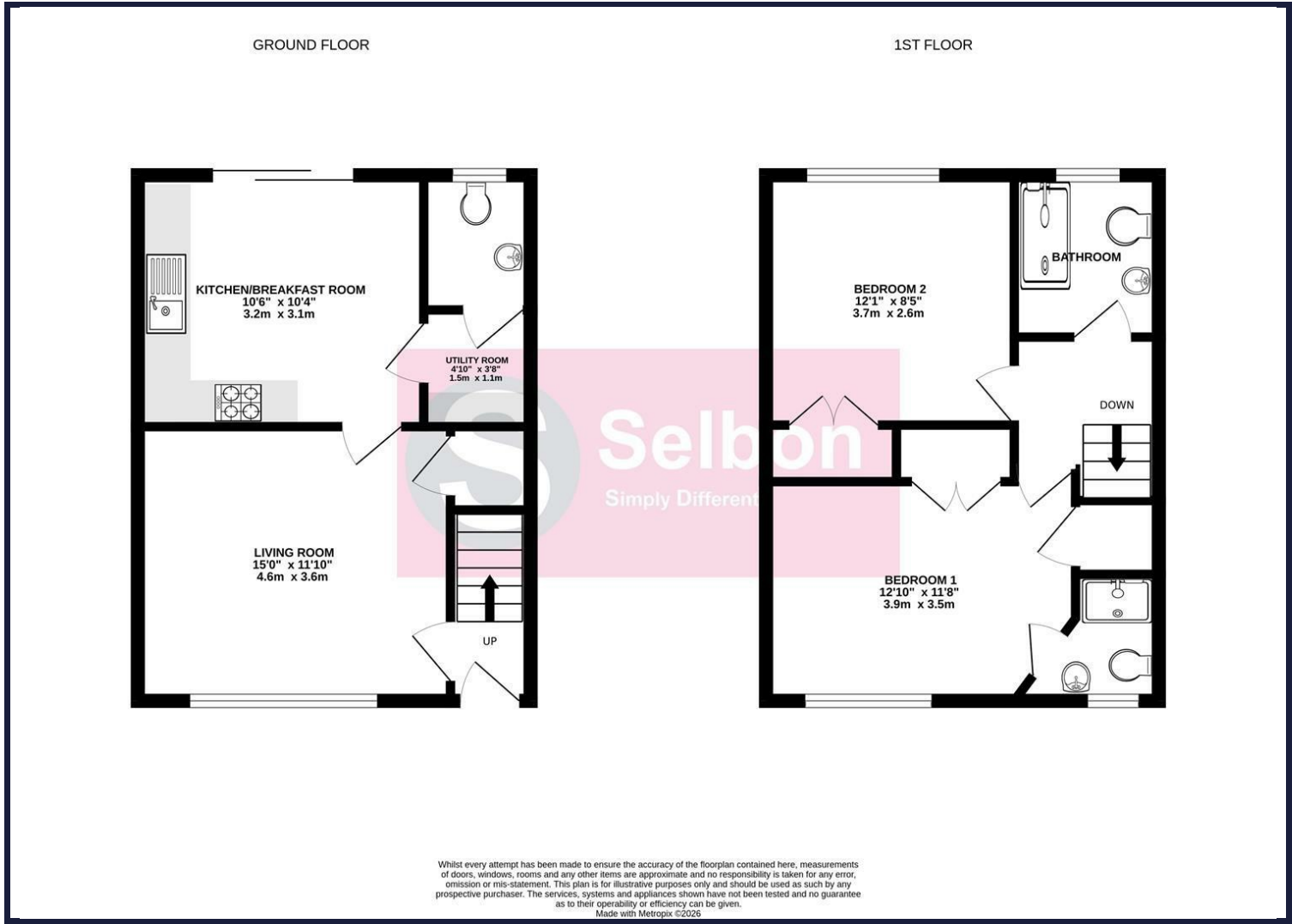
Outside the enclosed garden is predominantly laid to lawn with a mixture of flowers and shrub beds. Outside the back of the property, you have a patio area which is ideal for alfresco dining. At the bottom of the garden the owners have created a useful garden room which is ideal for storage or a home office. Within the garden a gate gives access to the front of the house where the allocated parking can be found.

Elvetham Heath is a development with a wealth of amenities including a supermarket, primary school, church and public house. Various activities and facilities are enjoyed by the local community including a football pitch, cycling and running clubs.





## Floor Plans



## Viewing

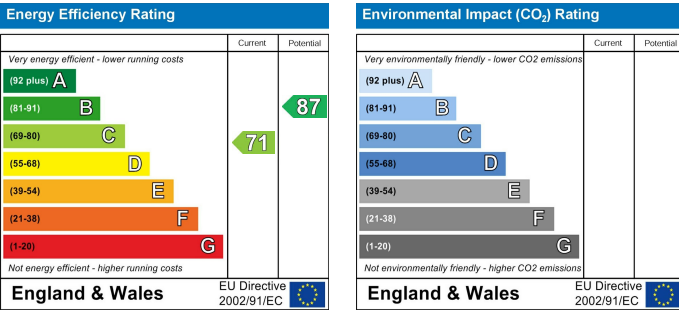
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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## Area Map



## Energy Performance Graph



Council Tax Band: D