



Selbon

Simply Different

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

Offers in excess of £400,000 Freehold



01252 979300

Selbonproperty.co.uk

- Modern Semi Detached Home
- Lounge
- Utility Room & Cloakroom
- Second Bedroom & Family Bathroom
- South Westerly Enclosed Rear Garden
- Entrance Hall
- Kitchen/Breakfast Room
- Main Bedroom With En Suite
- Double Glazed Windows & Gas Radiator Heating
- 2 Allocated Parking Spaces

Selbon Estate Agents are delighted to offer this modern semi detached property to the market, situated in a cul de sac location, on the ever popular Elvetham Heath development.

The home is ideal for first time or investment buyers, as well as for those looking to downsize and have a lock up and go property. Due to being within close proximity of Fleet town centre and mainline station, it will appeal to those working in Fleet or commuting to London.

Having been thoughtfully improved over the years there is a covered entrance with a front door leading to the entrance hall with stairs leading to the first floor landing and a door leading to the lounge.

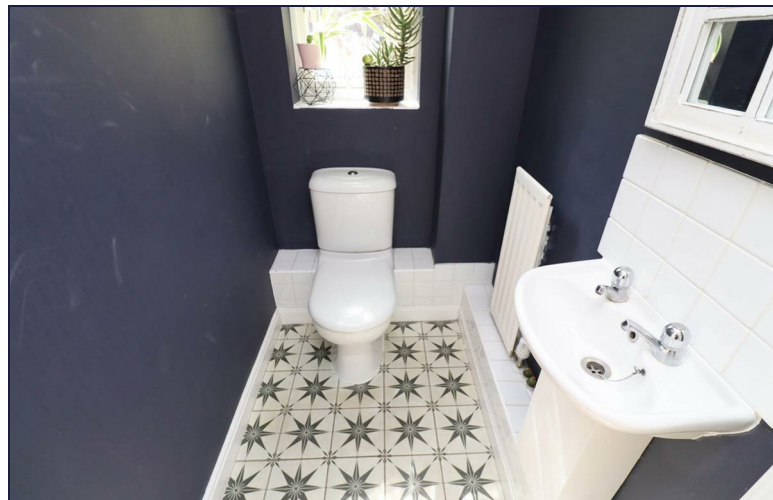
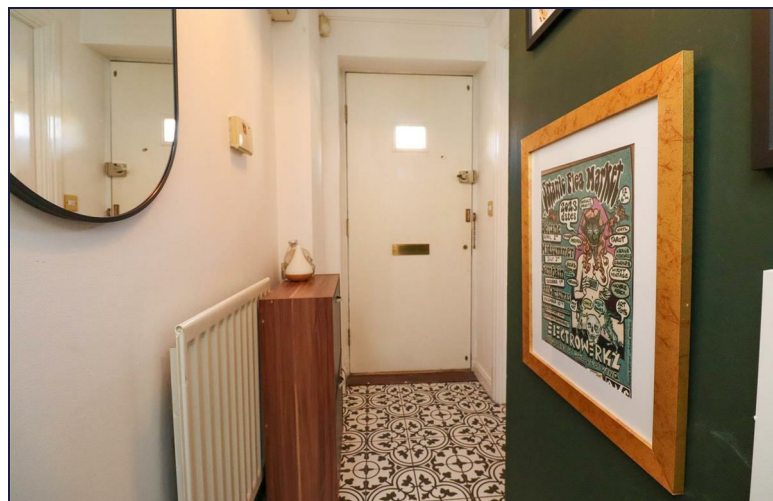
The light and airy front aspect 14ft lounge has an understairs storage cupboard and a door leading to the 10ft kitchen/breakfast room which has ample storage cupboards, some integrated appliances, space for table and chairs, sliding double glazed patio doors to the garden and access to a utility room with worksurface and appliance space, storage cupboards and a door leading to a cloakroom with a white suite.

The first floor landing has access to the loft, there are doors leading to the main bedroom with a double built in wardrobe, airing cupboard, dual aspect double glazed windows and an en suite shower room with a white suite, the second bedroom is a good size double with a double built in wardrobe and there is a bathroom with a white suite.

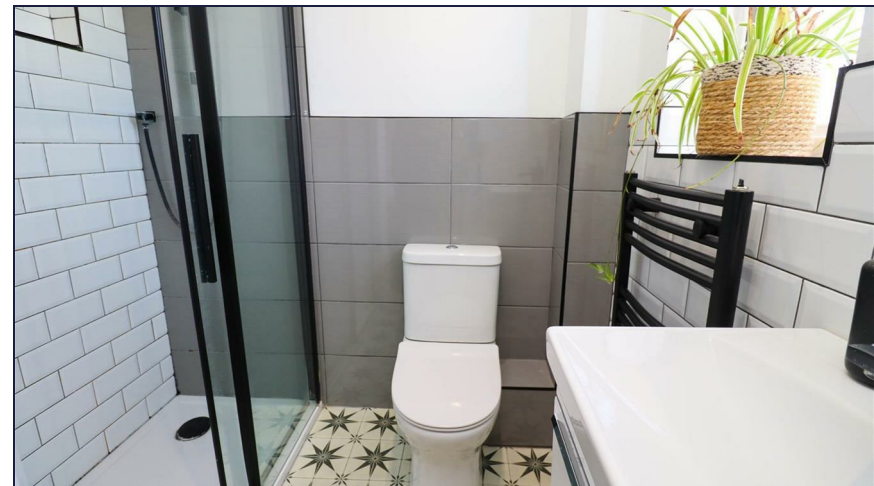
Further benefits include gas central heating, double glazed windows, an enclosed south westerly rear garden and 2 allocated parking spaces to the front of the property.

Elvetham Heath offers a Morrison's supermarket, pub, church, school, a local nature reserve offering pleasant walking and cycle routes as well as enjoying easy access to Fleet town centre with an array of shops, pubs and restaurants, Fleet mainline railway station (Waterloo line), the M3 & M4 motorways.

Offered in good order throughout, we would highly recommend an early viewing to avoid disappointment.





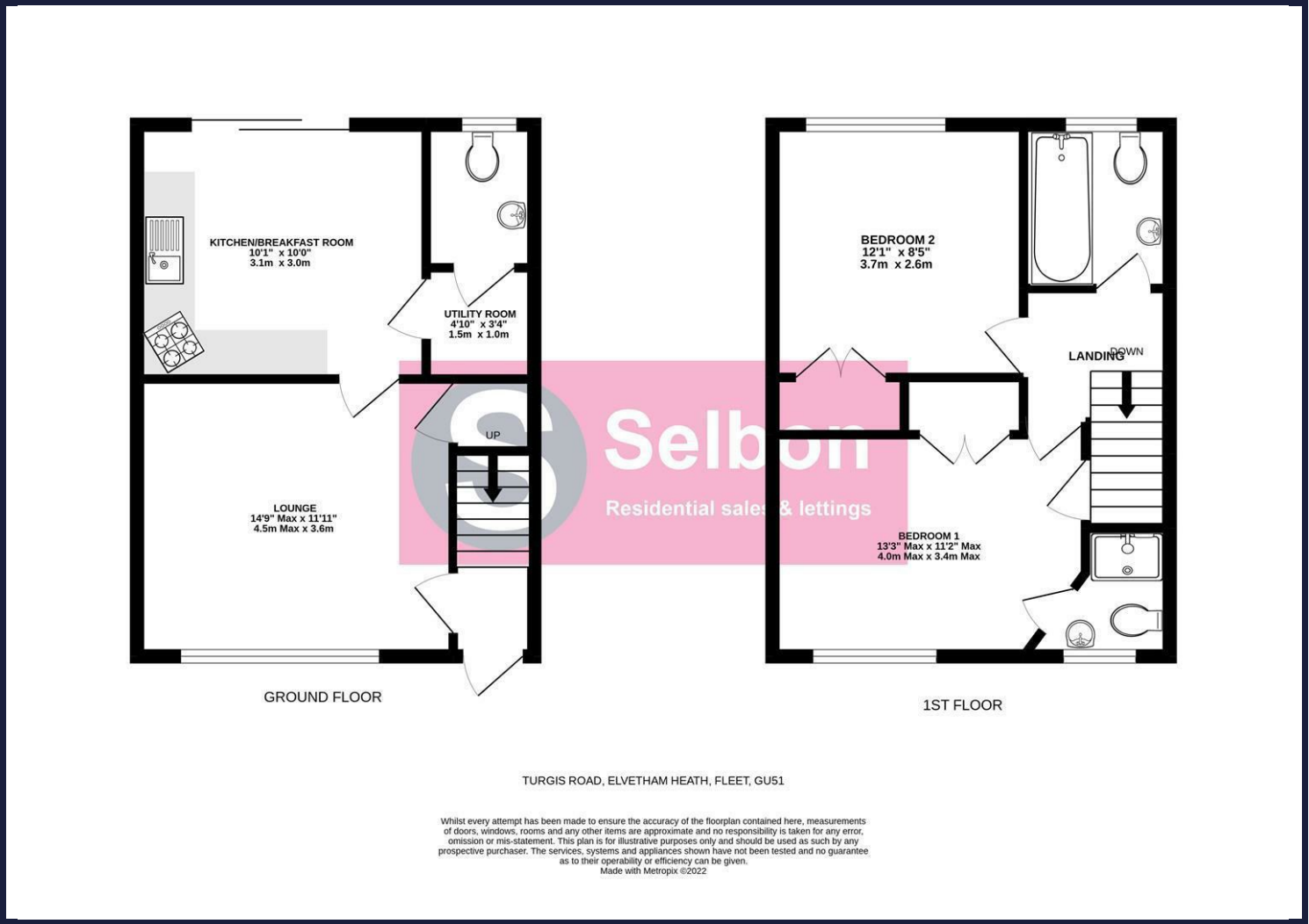








Floor Plans



Viewing

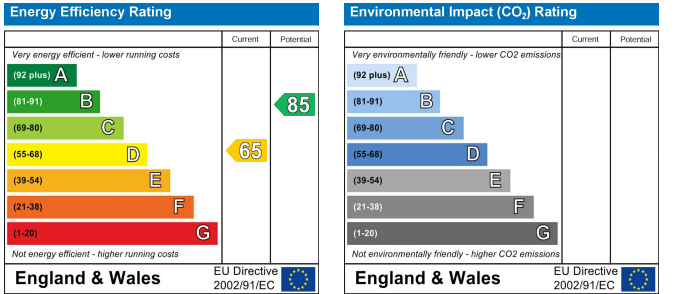
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

We give notice that these particulars are produced in good faith and in accordance with the Digital Markets, Competition and Consumers Act 2024 (DMCC Act). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Area Map



Energy Performance Graph



Council Tax Band: D