



Selbon

Simply Different

Copse Close, Fleet,
Hampshire, GU51 1FA

Offers in excess of £450,000 Freehold

 3  2  1  B

01252 979300
Selbonproperty.co.uk

- Modern 3 Storey Town House
- 25ft Lounge/Dining Room & Kitchen (Ground Floor)
- Main Bedroom, Walk In Dressing Area & En Suite (2nd Floor)
- Enclosed Landscaped Garden
- Latest Development Charge £427.59
- Entrance Hall & Cloakroom (Ground Floor)
- 2 Bedrooms & Bathroom (1st Floor)
- Gas Radiator Heating & Double Glazed Windows
- 2 Car Carport & A Further Allocated Space
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this modern three storey town house, which is situated within the sought after development of Elvetham Heath.

Offered to the market in excellent order throughout, this deceptively spacious home is an ideal purchase for a growing family or those looking to downsize and have a lock up and go home.

Accessed via the carport and garden, the front door leads to the entrance hall with under floor heating, which in turn has stairs to the first floor landing and doors to the 22ft lounge/dining room/kitchen and a cloakroom with a large understairs storage cupboard.

The open plan lounge/dining room/kitchen is dual aspect and the kitchen area has ample work surfaces, eye and base level storage units and some integrated appliances.

The first floor landing has stairs to the second floor, an airing cupboard and doors to two double bedrooms and the family bathroom.

The second floor boasts a 19ft bay fronted bedroom with a walk in dressing room with fitted wardrobes and a door to a large en suite shower room. There is a boarded loft with fitted ladder.

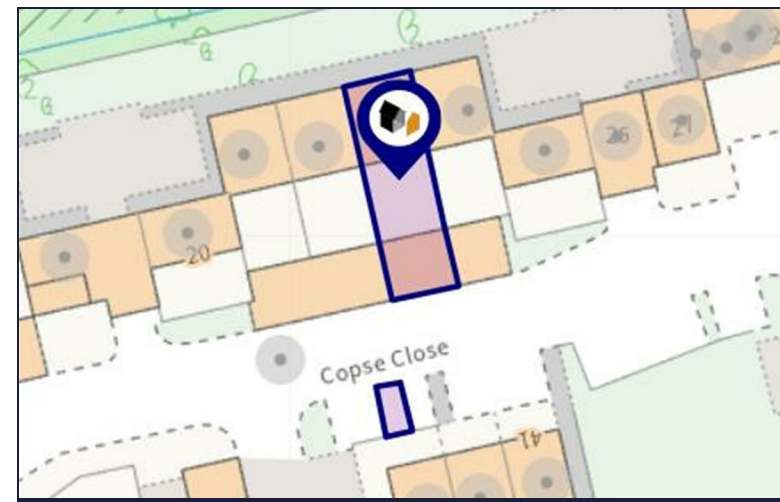
Further benefits include gas radiator heating, double glazed windows and there is a low maintenance landscaped enclosed garden with areas of composite decking, paving and artificial grass. Gated access leads to a double car port, a third parking space and visitor parking.

We are advised there is a service charge of £427.59 P/A paid to Trinity Estates to manage the estate for Copse Close.

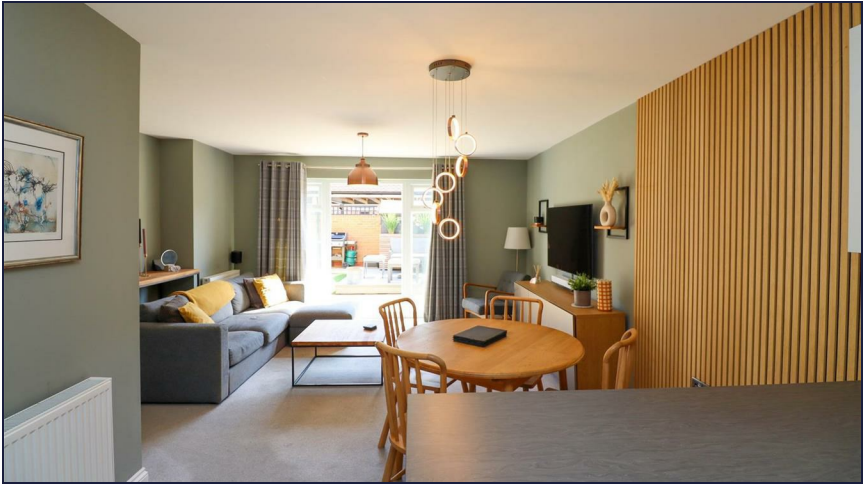
Elvetham Heath is a development with a wealth of amenities including a supermarket, primary school, church, nature reserve and public house. Various activities and facilities are enjoyed by the local community including a football pitch, cycling and running clubs.

Fleet town centre with an array of shops, pubs and restaurants and excellent transport links including Fleet mainline station, M3 & A3 are all easily accessible.

Offered with no onward chain, we recommend an early viewing.



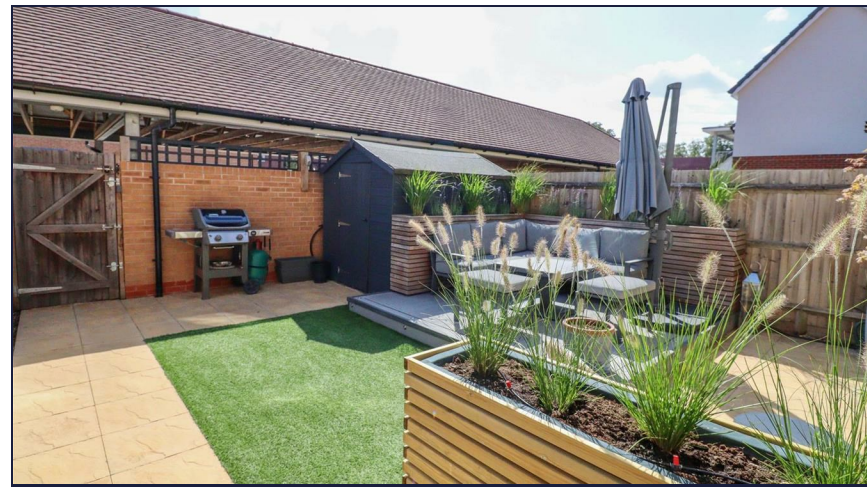
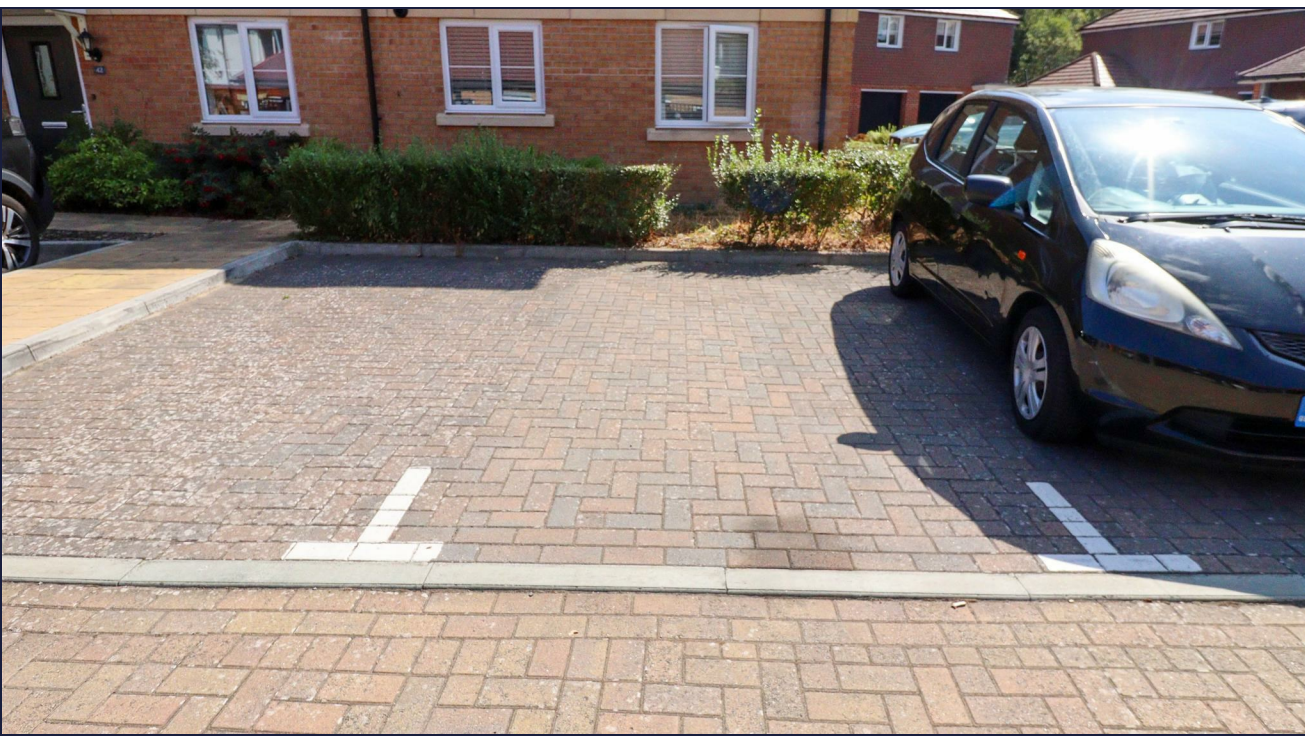






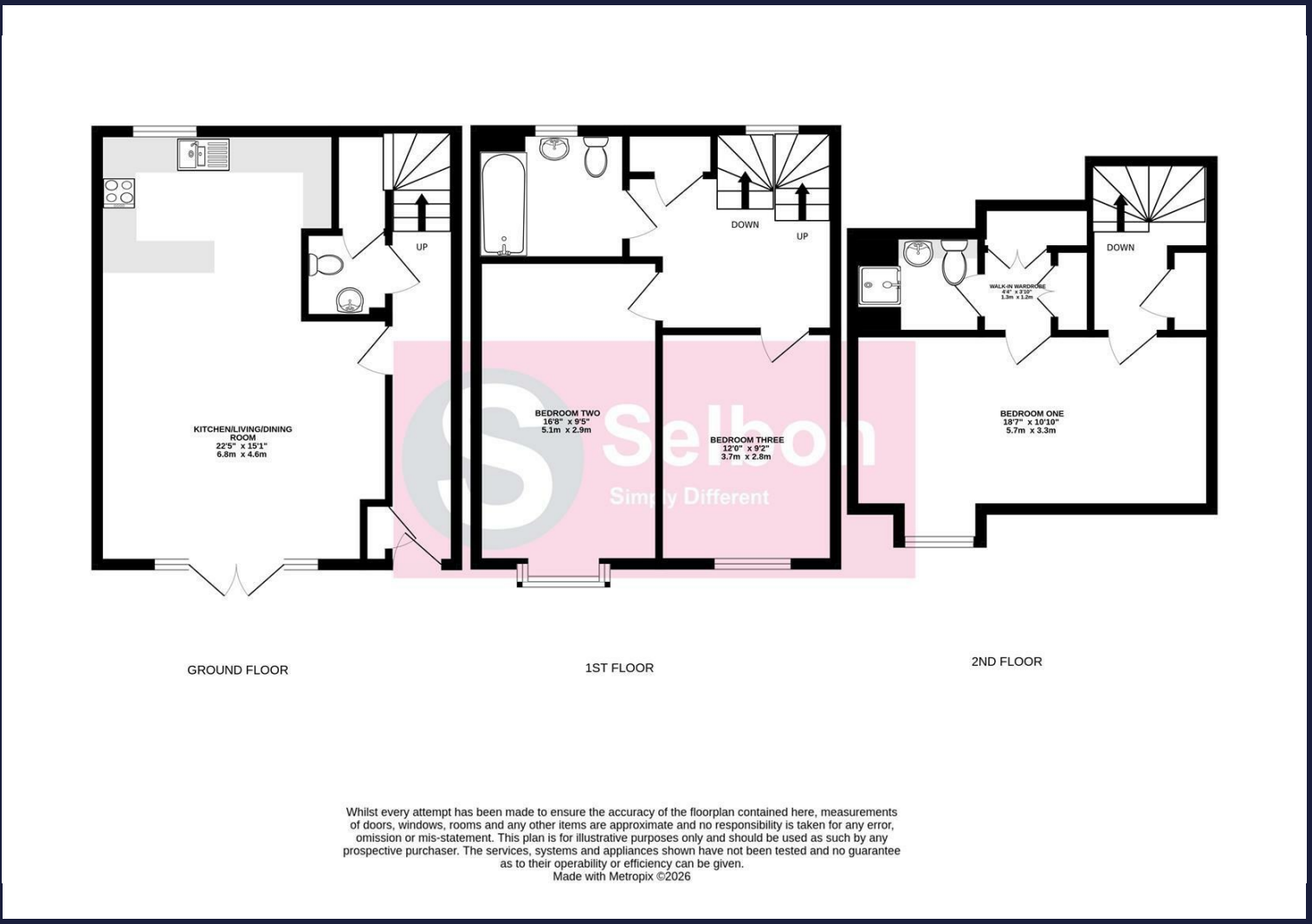








Floor Plans



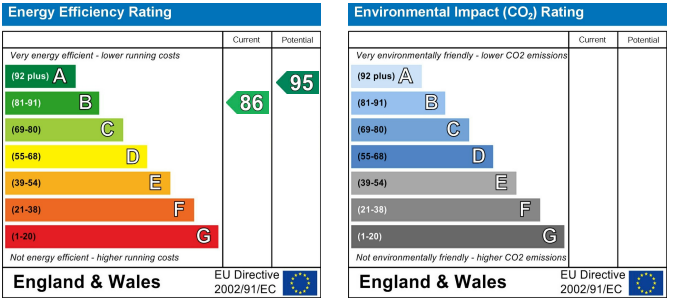
Viewing

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

Area Map



Energy Performance Graph



Council Tax Band: E

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.