

Selbon
Simply Different

Nether Vell-Mead, Church Crookham, Fleet,
Hampshire, GU52 0ZG

Offers in excess of £315,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Modern Terraced Home
- Refitted Kitchen
- 2 Bedrooms
- Gas Radiator Heating & Double Glazed Windows
- One Allocated Parking Space
- Entrance Hall
- Lounge/Dining Room
- Bathroom
- Enclosed Rear Garden
- Property Photos Have Been Subject To AI Enhancement







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

The property has been thoughtfully modernised over the years and is offered to the market in our opinion, in excellent decorative order throughout, making it 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 the front door, giving access to the entrance hall which in turn has stairs to the first floor landing and doors to the kitchen and lounge.

The 9ft front aspect refitted kitchen, has worksurfaces with appliance space, eye and base level storage units and some integrated appliances, the 14ft lounge/dining room has space for a small table and chairs and a double glazed door to the rear garden.

The first floor landing has access to the loft which is part boarded, the main bedroom has built in wardrobes with mirror sliding doors, bedroom two has a bulk head cupboard housing a new combination boiler and a recessed area, suitable for built in wardrobes or a home working area and there is a bathroom with a white suite.

The property further benefits from gas radiator heating (new boiler 2023), double glazed windows and a southerly facing rear garden with gated rear access, leading to the parking area where you will find the allocated parking space.

Zebon Copse has its own convenience store, a wealth of walking, running and cycling routes including the the Zebon Copse nature reserve, Basingstoke canal and a there is a community centre.

Fleet Town Centre is a short drive away with an array of shops, bars and restaurants and there is easy access to 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.

We would highly recommend an early viewing to avoid disappointment.


LOVE




UTENSILS


KoALA


NINJA
UTENSILS
Hotpoint




GOOD
DREAMS



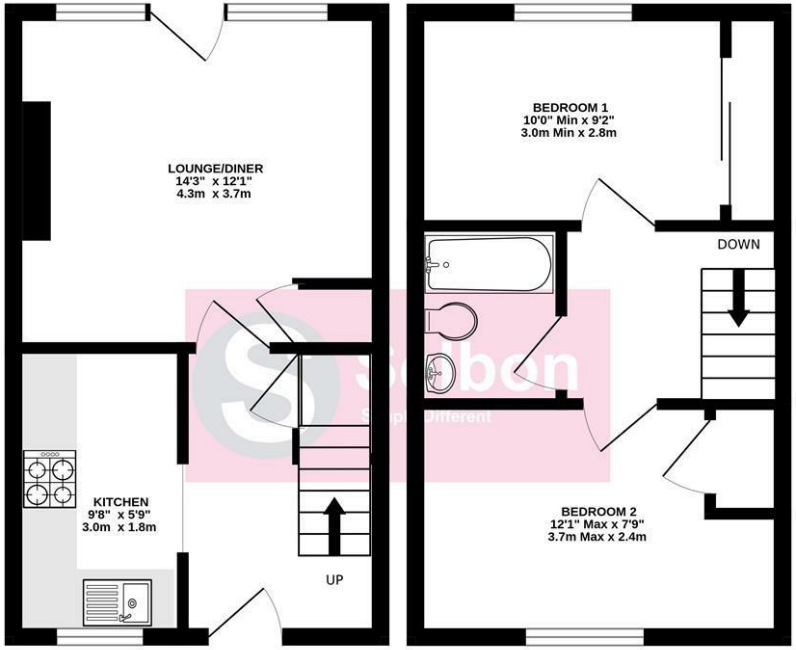



BOSCH


LOVE



Floor Plans

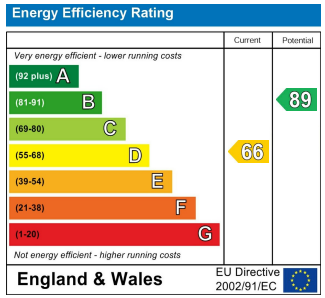


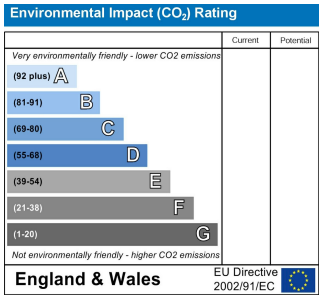
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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: C

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