

Freehold £400,000

Emerald Avenue, Fleet, Hampshire GU51 5DG



- Two Storey, Two Bedroom House
- Bathroom plus Downstairs Cloakroom
- South West Facing Rear Garden
- Approx. 786 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Two Parking Spaces

## GENERAL DESCRIPTION

This smartly-presented, end-of-terrace house has a conventional, modern layout - a stylish kitchen at the front, a ground-floor cloakroom and a spacious reception/dining room. Patio doors lead out to a south-west-facing garden which can also be accessed via the back gate. On the first floor there is a naturally-lit bathroom plus two generously-sized bedrooms. Well insulated walls, roof and floor, high performance glazing and gas central heating have resulted in a very good energy-efficiency rating. Ofsted list five schools (a secondary and four primaries) within a mile radius, all rated either 'Good' or 'Outstanding'. Hart Leisure Centre is just minutes away and Edenbrook Country Park within comfortable walking distance. The house comes with parking for two cars.

**Tenure:** Freehold.

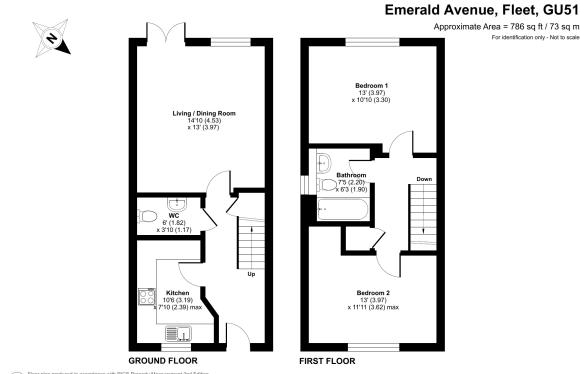
**Estate Charge:** £47.04 (subject to annual review).

**Council Tax:** Band D, Hart District Council.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

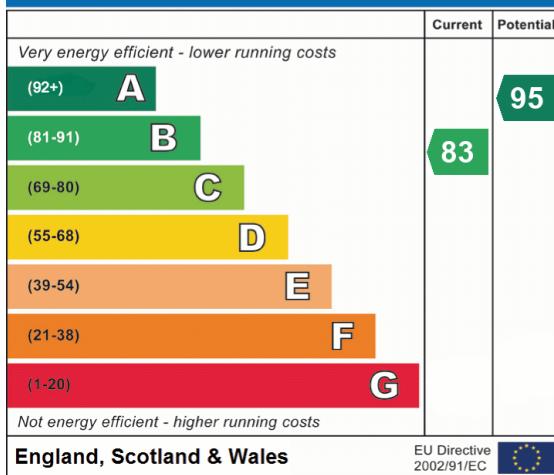
This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

## DIMENSIONS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced for Urban Moves Ltd. RICS Measurement Standard (RICS Measurement). ©Ridgeway 2023. Produced for Urban Moves. RIC2 - 122886

### Energy Efficiency Rating



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