



21 Beveren Close, FLEET, Hampshire GU51 2UB

Guide Price £450,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to bring to the market this immaculately presented, semi-detached family home, which has undergone many improvements by the current owners. Ideally located in Ancells Farm, which boasts its own local amenities including; playing fields, a parade of shops including a Tesco Express and local pub all within walking distance, you also have Fleet mainline station approximately a 0.6 mile walk away or a 0.9 mile drive. In addition to this the M3 motorway is very accessible.

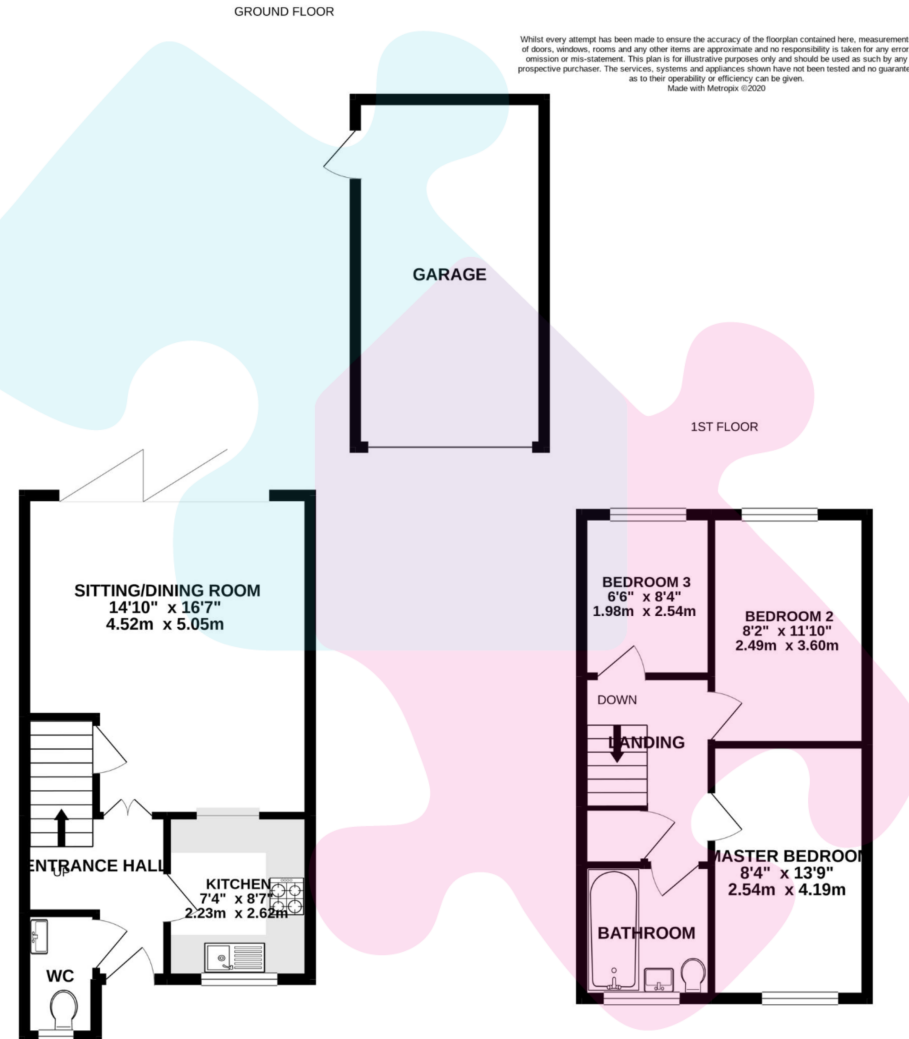
Accommodation comprises; an entrance hall with downstairs W.C accessed from it, an open-plan, spacious living/dining room with bi-fold doors opening up to the rear garden and a modern, contemporary-style kitchen. Upstairs there are three generous bedrooms and a modern family bathroom.

Outside there is a south-westerly facing rear garden with a designated patio area and direct access to the garage which benefits eaves storage above. The garage has power and lighting and there is space in



- IMMACULATELY PRESENTED
- SPACIOUS LIVING/DINING ROOM
- DOWNSTAIRS CLOAKROOM
- MODERN FAMILY BATHROOM

- BI-FOLD DOORS LEADING TO GARDEN
- MODERN CONTEMPORARY-STYLE KITCHEN
- THREE BEDROOMS
- COUNCIL TAX BAND = D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	70	85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	