

Velmead Road
Four Bedroom Chalet Style Bungalow



141 Velmead Road, Fleet, GU52 7LZ

The Property

This delightfully positioned four bedroom chalet style bungalow backs onto Basingstoke Canal and is offered to the market with no onward chain.

Ground Floor

The property, which would benefit from some updating, offers generous and flexible accommodation arranged over two floors. On the ground floor is a 24 ft. living/dining room with fireplace housing gas fire, two generous size windows and French style doors to the garden. The kitchen/breakfast room is fitted with a range of eye and base level units plus oven, hob and extractor fan. There is also a utility room conveniently located off the kitchen. Further ground floor accommodation includes two bedrooms (one with fitted wardrobes) and re-fitted bathroom.

First Floor

On the first floor are two further bedrooms, both with fitted cupboards.

Outside

A particular feature of the property is the attractive garden which backs onto Basingstoke Canal. There is a good size patio for seating and entertaining plus lawn area and a selection of mature planting.

To the front is an area of garden and driveway parking which leads to the single garage which has a workshop to the rear.

Location

The property is located in a popular residential area of Fleet which has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25.

Fleet town centre offers comprehensive shopping and leisure facilities, restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and various health care services.

















Velmead Road, Fleet

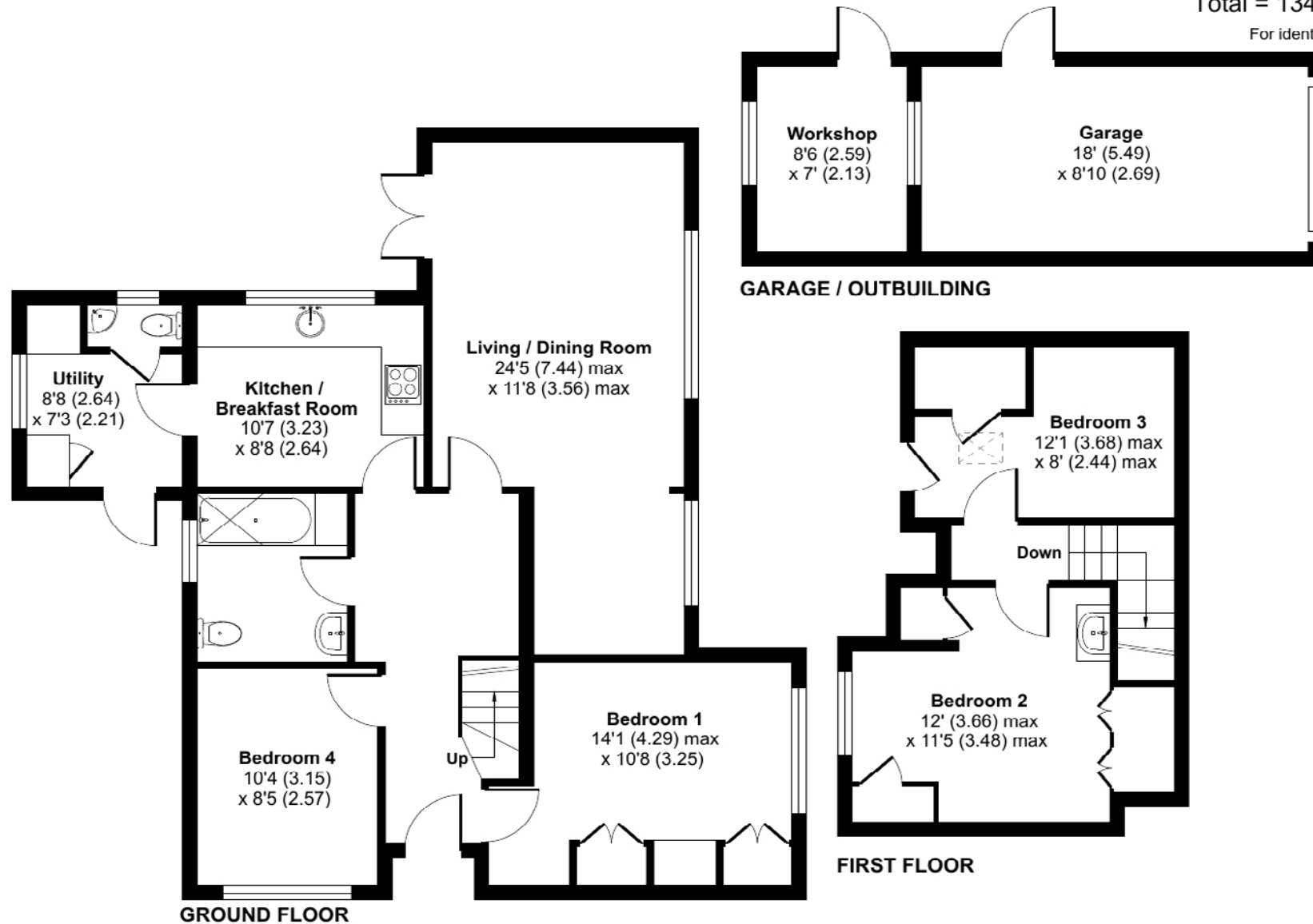
Approximate Area = 1120 sq ft / 104 sq m

Garage = 159 sq ft / 15 sq m

Outbuilding = 62 sq ft / 6 sq m

Total = 1341 sq ft / 125 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for McCarthy Holden. REF: 903680







Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Basingstoke Canal



Fleet High Street

Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

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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.

Directions - Postcode GU52 7LZ. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned.

Viewing

Telephone sole agents
McCarthy Holden: 01252 620640

Services

Mains electricity, water and drainage.
Gas Central Heating
EPC Rating - E (43)

Local Authority

[Hart District Council](#)
[Council Tax Band - D](#)

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