

# Clarence Road, Fleet

## Three Bedroom Semi-Detached Property





## 27 Clarence Road, Fleet, Hampshire, GU51 3RZ

### The Property

This three bedroom semi-detached property is situated in a town-centre location with the added benefit of driveway parking and garage.

### Ground Floor

To the ground floor is a cloakroom and a front aspect kitchen with a selection of white units, breakfast bar, built in oven, hob, extractor fan and microwave oven. The living room has doors leading through to the conservatory which is currently being used as a dining room and has doors opening onto the rear garden.

### First Floor

To the first floor are three bedrooms and family bathroom. Bedroom one also benefits from en-suite facilities.

### Outside

To the front of the property is driveway parking leading to single garage plus an area of garden.

There is a gate giving access to the rear garden which is a generous size for a town centre property and is laid with a shaped lawn surrounded by borders housing a selection of planting. A patio to the rear of the property is accessed via the conservatory making it an ideal area for entertaining.

### Location

Fleet 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, schools for all age groups, churches of various denominations and various health care services.





























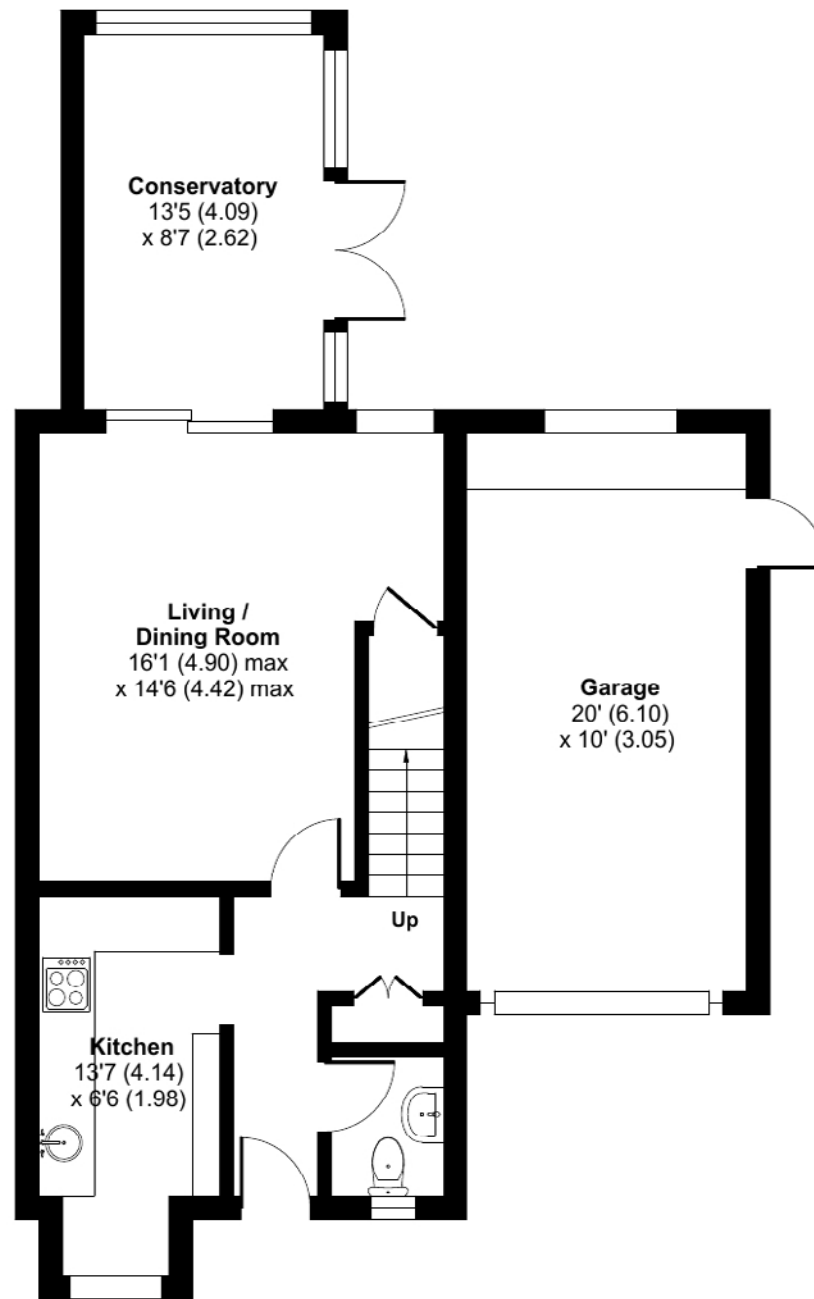




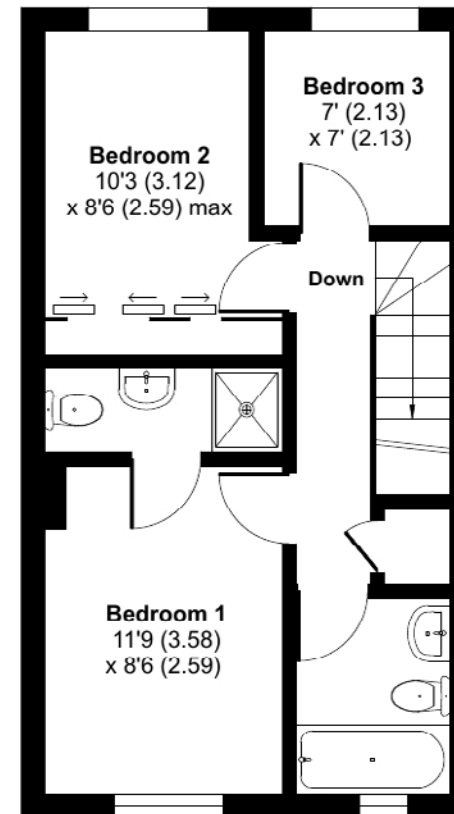
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Approximate Area = 1126 sq ft / 105 sq m (includes garage)

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.  
Produced for McCarthy Holden. REF: 916014







# Places of interest

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



Fleet Pond



Basingstoke Canal



Basingstoke Canal



Fleet Mainline Railway Station



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).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants 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 McCarthy Holden 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. Land estimate is a guide and it has not been possible to quantify accurately.

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 GU51 3RZ. 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 - C (78)

### Local Authority

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



[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)



