

# Turbary Road Three Bedroom Detached Home



## 33 Turbary Road, Fleet, Hampshire, GU51 1GR

### The Property

This three bedroom detached property is situated on the ever popular Elvetham Heath development, close to the nature reserve, local school and amenities.

### Ground Floor

All of the ground floor accommodation leads off the good size entrance hallway and includes a cloakroom, double aspect dining room with patio doors to the garden, double aspect living room with bay window to the side and kitchen. The kitchen is fitted with a range of eye and base level units and granite worktops. There are a range of appliances including oven, hob, extractor, dishwasher and washing machine.

### First Floor

To the first floor are the three bedrooms including the principal bedroom which has fitted wardrobe cupboards and en-suite facilities. There is also the family bathroom on the first floor.

### Outside

The enclosed rear garden has an area of patio for seating with the remainder predominantly laid to lawn with an arrangement of shrubs and planting.

There is a gate from the garden which gives access to the garage. There is also a larger than average driveway which provides parking for several vehicles.

### Location

Elvetham Heath is a development with a wealth of amenities including a supermarket, primary school, church and public house. Various activities and facilities are enjoyed by the local community including a football pitch, cycling and running clubs.

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, restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and various health care services.















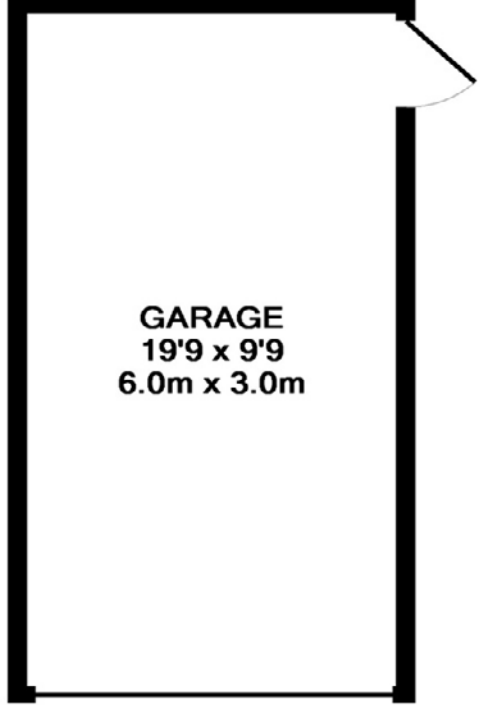






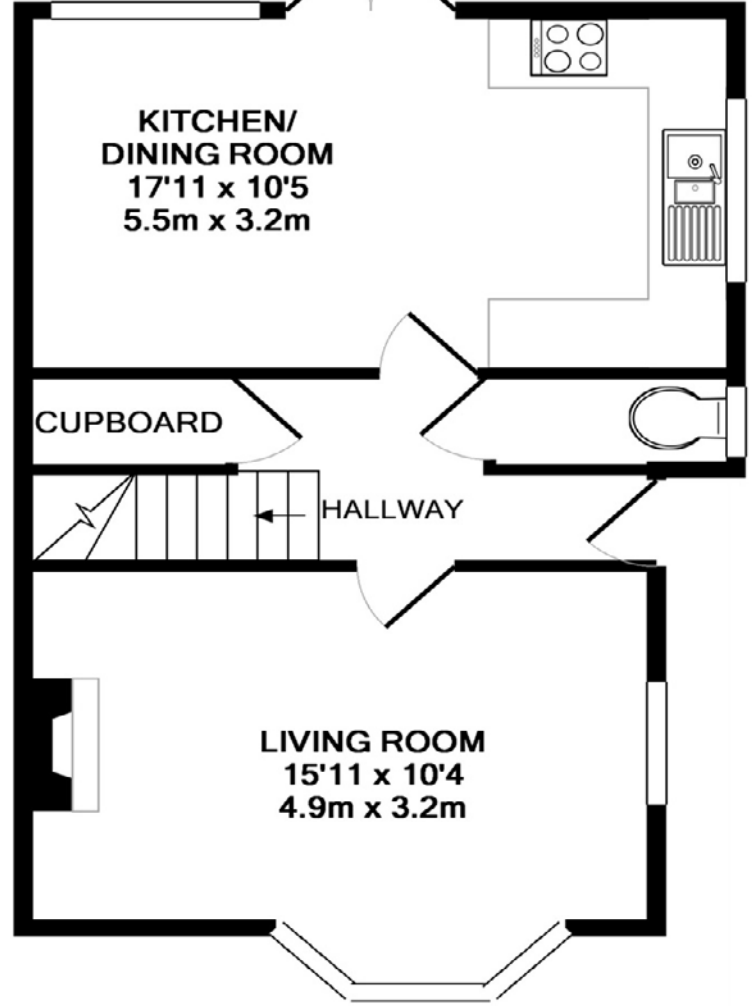






**GARAGE**  
19'9 x 9'9  
6.0m x 3.0m

GARAGE  
APPROX. FLOOR  
AREA 193 SQ.FT.  
(17.9 SQ.M.)



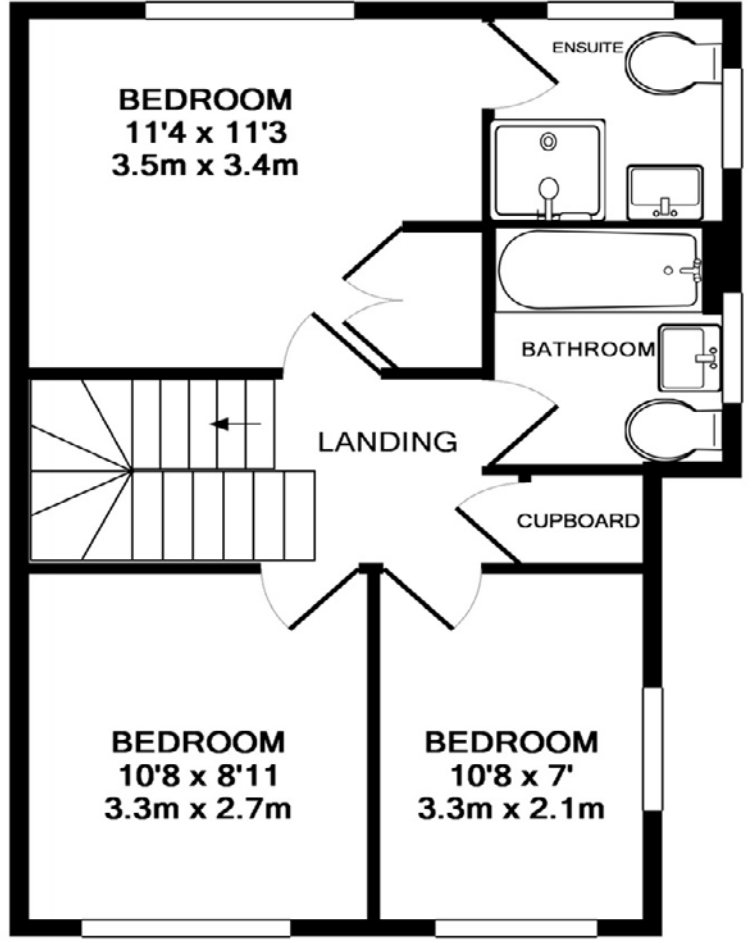
**KITCHEN/  
DINING ROOM**  
17'11 x 10'5  
5.5m x 3.2m

CUPBOARD

HALLWAY

**LIVING ROOM**  
15'11 x 10'4  
4.9m x 3.2m

GROUND FLOOR  
APPROX. FLOOR  
AREA 455 SQ.FT.  
(42.3 SQ.M.)



**BEDROOM**  
11'4 x 11'3  
3.5m x 3.4m

ENSUITE

BATHROOM

LANDING

CUPBOARD

**BEDROOM**  
10'8 x 8'11  
3.3m x 2.7m

**BEDROOM**  
10'8 x 7'  
3.3m x 2.1m

1ST FLOOR  
APPROX. FLOOR  
AREA 444 SQ.FT.  
(41.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1092 SQ.FT. (101.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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# Places of interest

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



F

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).

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 1GR. 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 (77)

### Local Authority

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

McCarthy  
Holden 

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