

Church Road
Four Double Bedroom Detached Property



40a Church Road, Fleet, Hampshire, GU51 4NB

The Property

This four double bedroom detached house which has been under the same ownership since its construction in the 1970s comes to the market with no onward chain. The property, which is situated in the Blue Triangle area of Fleet is in need of modernisation offering a unique opportunity to put ones own stamp on a town centre house.

Accommodation

The ground floor accommodation comprises three reception rooms including a study. There is also a kitchen/breakfast room and a cloakroom.

To the first floor are the four double bedrooms and family bathroom with bedroom one benefitting from en-suite facilities.

Outside

There is driveway parking leading to a carport and garage. The enclosed rear garden is laid mainly to lawn with a patio area immediately to the rear of the property.

Location

The Blue Triangle area of Fleet is ideally situated for Fleet town centre with its extensive shopping and leisure facilities, restaurants, bars and coffee shops, infant, junior and senior schools and churches of various denominations.

Fleet mainline railway station is close by and offers services to London Waterloo from 43 minutes whilst Junction 4a of the M3 motorway is a short drive away. The historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are easily accessible.











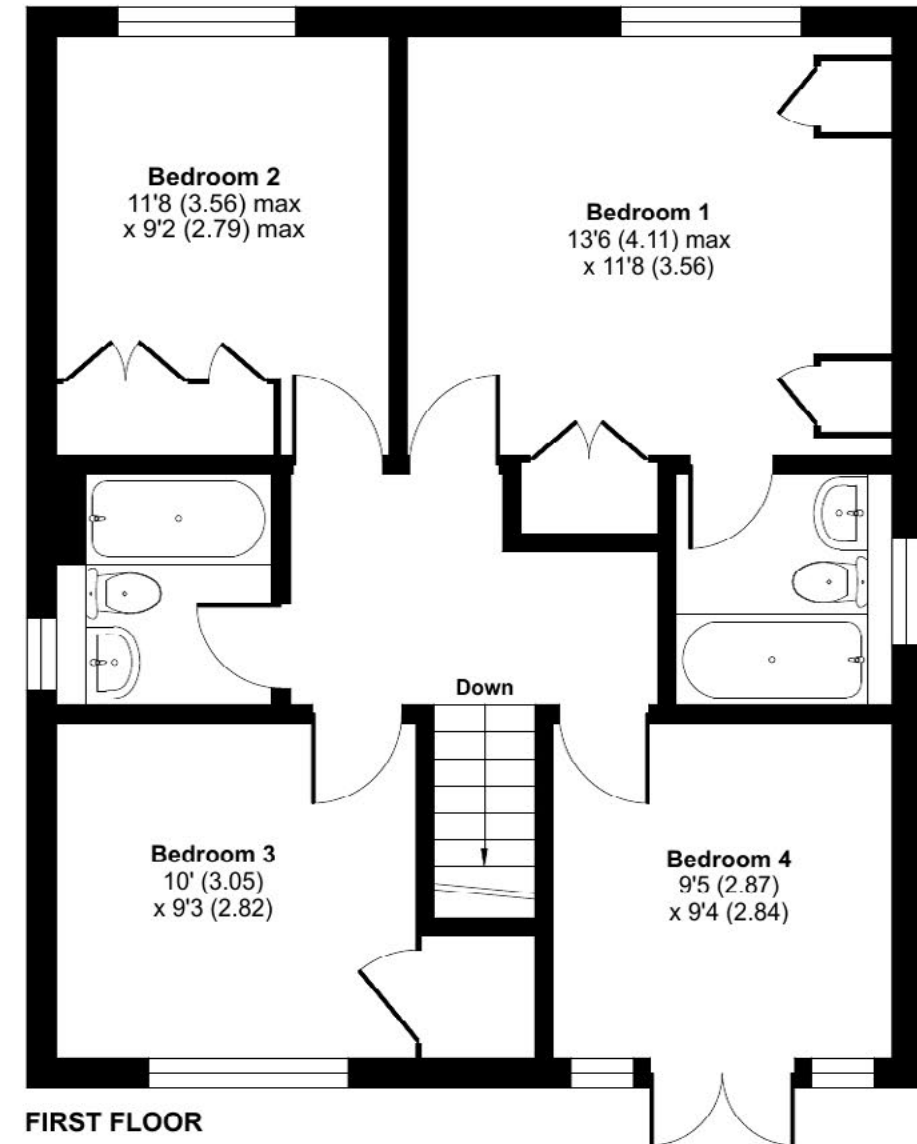
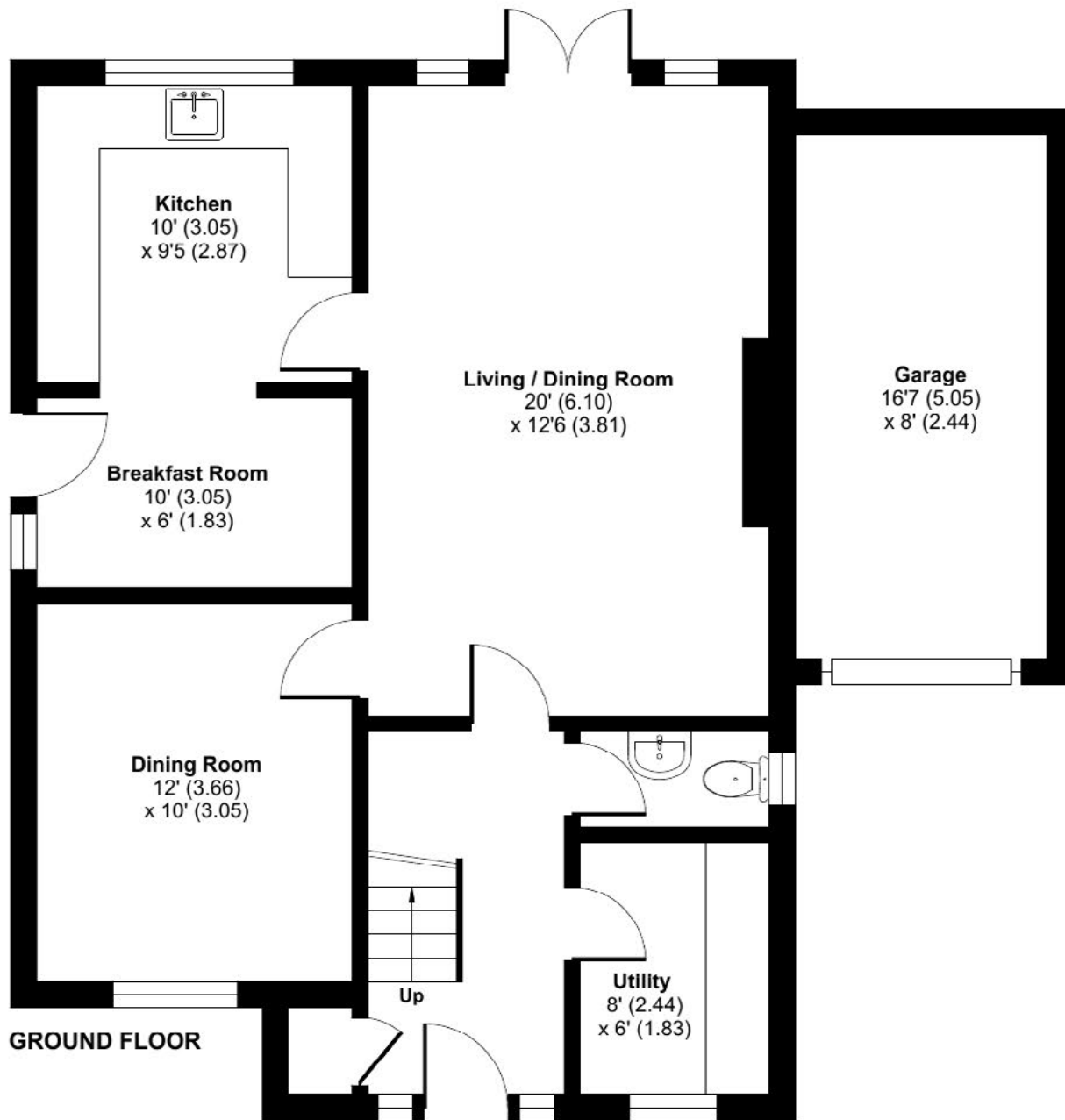














Places of interest

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 GU51 4NB. 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 - D (65)

Local Authority

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

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