

Montrose Close Two Bedroom Semi-Detached Bungalow



9 Montrose Close, FLEET, GU51 3XB

The Property

This two double bedroom semi-detached bungalow is offered to the market with no onward chain. The property sits on a corner plot in a cul-de-sac location within easy access of Fleet town centre and Fleet mainline railway station.

Accommodation

There is a light and airy double aspect living room with French style doors to the garden. The kitchen is fitted with a range of eye and base level units with integrated oven, hob and extractor. A cloakroom is located off the kitchen. There are two double bedroom and a shower room.

Outside

The property sits on an attractive corner plot. To the front is a lawn area and a selection of mature planting as well as driveway parking leading to a single garage. There is side access to the enclosed rear garden which is laid with a mixture of paving and lawn with further mature planting.

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















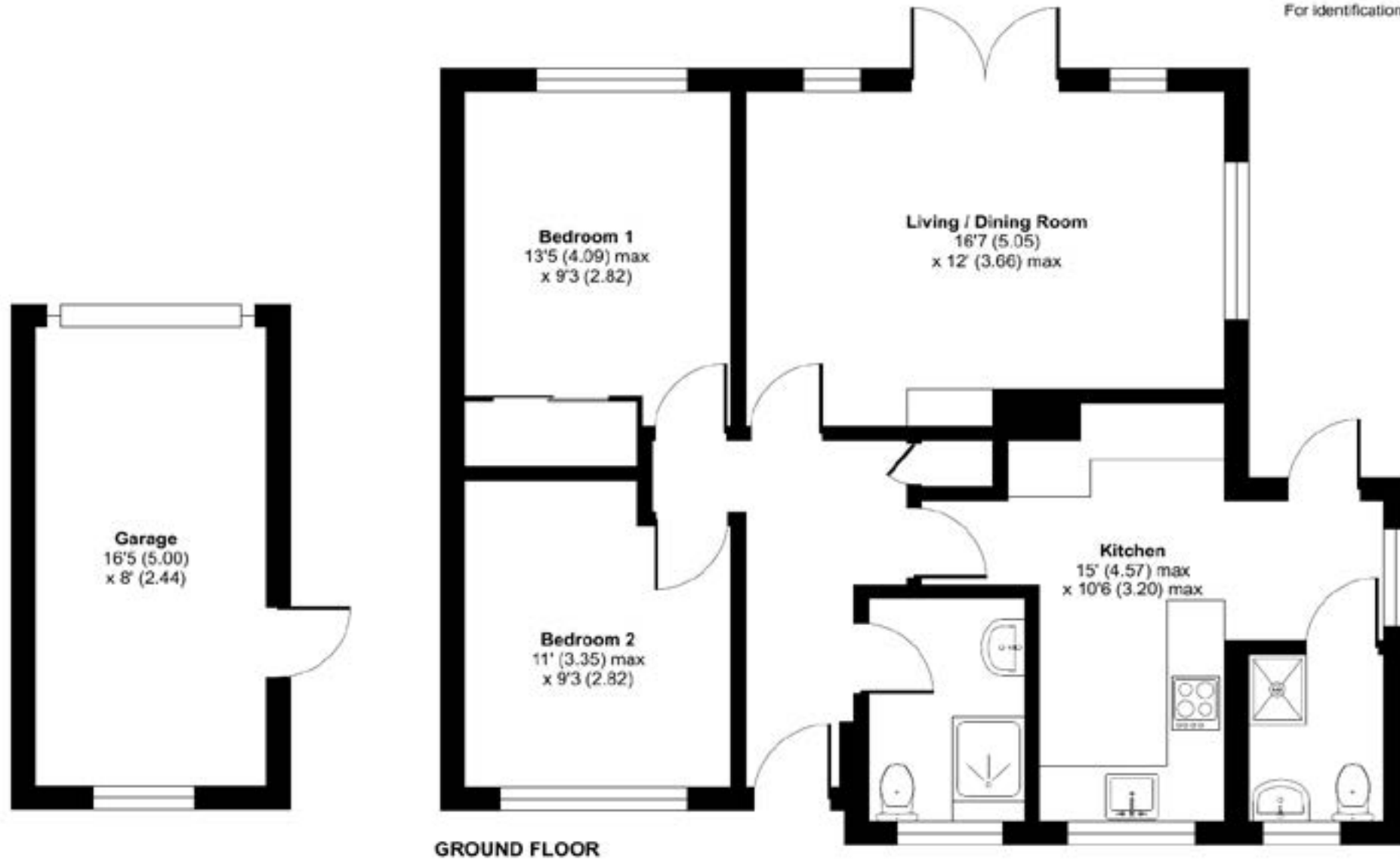
Montrose Close, Fleet, GU51

Approximate Area = 735 sq ft / 68.2 sq m

Garage = 131 sq ft / 12.1 sq m

Total = 866 sq ft / 80.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for McCarthy Holden. REF: 955862

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).

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 3XB 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 (69)

Local Authority

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

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