

Albany Close  
Three Bedroom Semi-Detached Property



## 12 Albany Close, Fleet, Hampshire, GU51 3PY

### The Property

A three bedroom semi-detached house situated in a popular residential area within easy access of Fleet town centre and Fleet mainline railway station.

### Ground Floor

Constructed in the 1950's the property offers generous accommodation with the ground floor comprising of entrance hallway with cloakroom, storage cupboard and stairs to first floor. The living room has a bay window and electric fire and opens into the dining room which has a door into the conservatory. French style doors from the conservatory open on to attractive rear garden. The kitchen is accessed off the hallway and is fitted with a range of eye and base level units. A door from the kitchen leads into a walk in storage room which in turn has a door to the side of the property.

### First Floor

The three bedrooms and bathroom are on the first floor.

### Outside

To the front of the property are areas of lawn and driveway parking leading to the garage and adjacent shed/store. The enclosed rear garden is a generous size and is laid mainly to lawn with a selection of plants and shrubs.

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















# Albany Close, Fleet, GU51

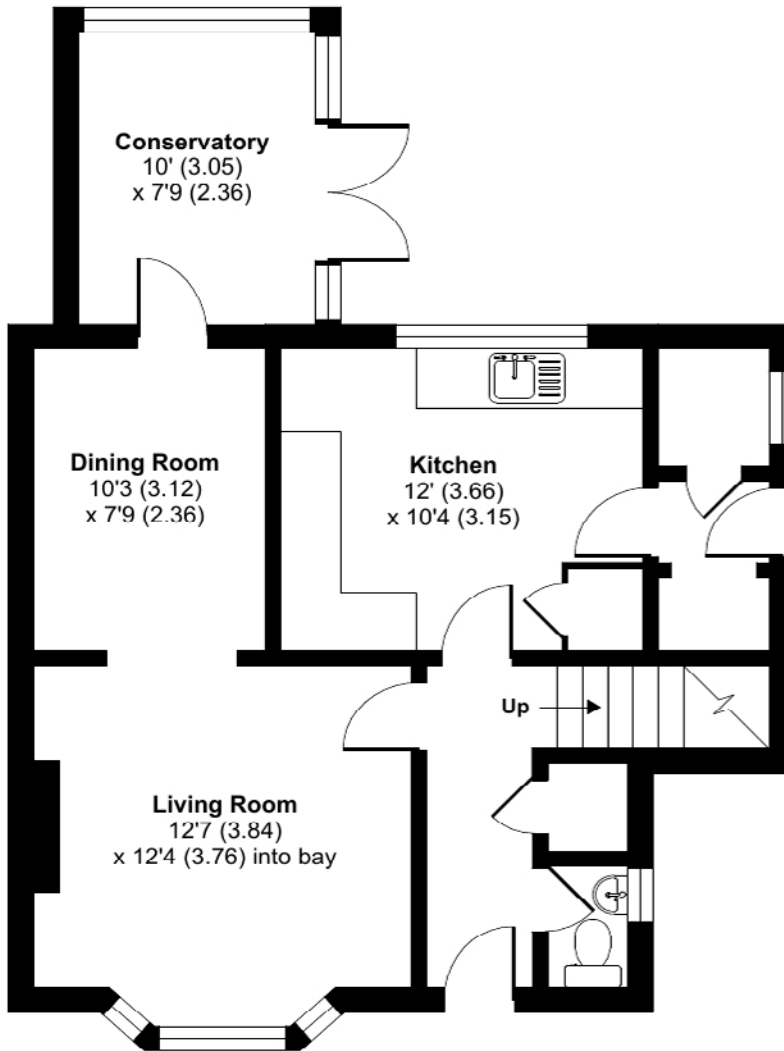
Approximate Area = 1079 sq ft / 100.2 sq m

Garage = 128 sq ft / 11.9 sq m

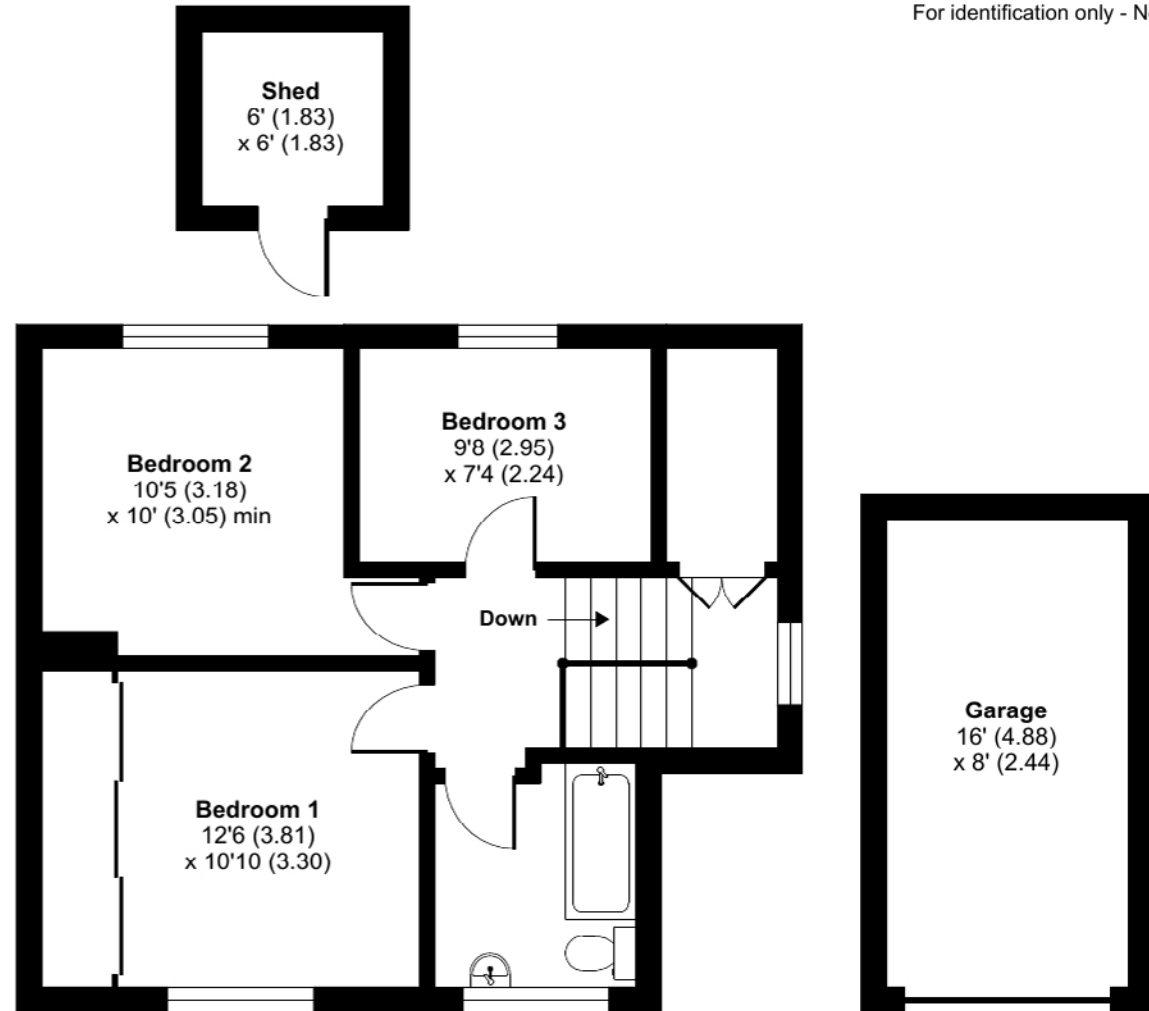
Outbuilding = 36 sq ft / 3.3 sq m

Total = 1243 sq ft / 115.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST 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: 956640



# 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 3PY. 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 (72)

### Local Authority

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

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