

Albert Street
Three Bedroom Family Home



Albert Street, Fleet, Hampshire, GU51 3RN

The Property

A well presented three bedroom character home situated close to Fleet town centre and mainline railway station.

Accommodation

The ground floor consists of living room with open fire and bay window. The open plan kitchen/diner is a really nice feature of this home and is an ideal entertaining space. The ground floor further benefits from a study area.

On the first floor are the three bedrooms and bathroom. Bedroom one also has an en-suite.

Outside

The south facing rear garden is mainly paved with an array of mature plants and shrubs.

There is also driveway parking to the front of the property.

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 health care services.





















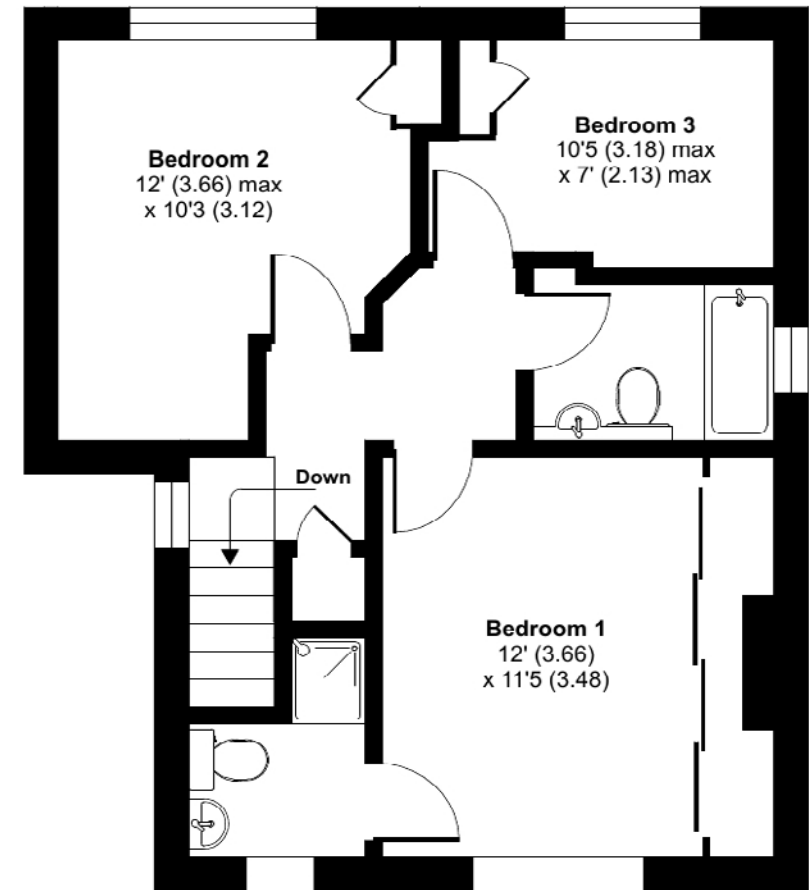
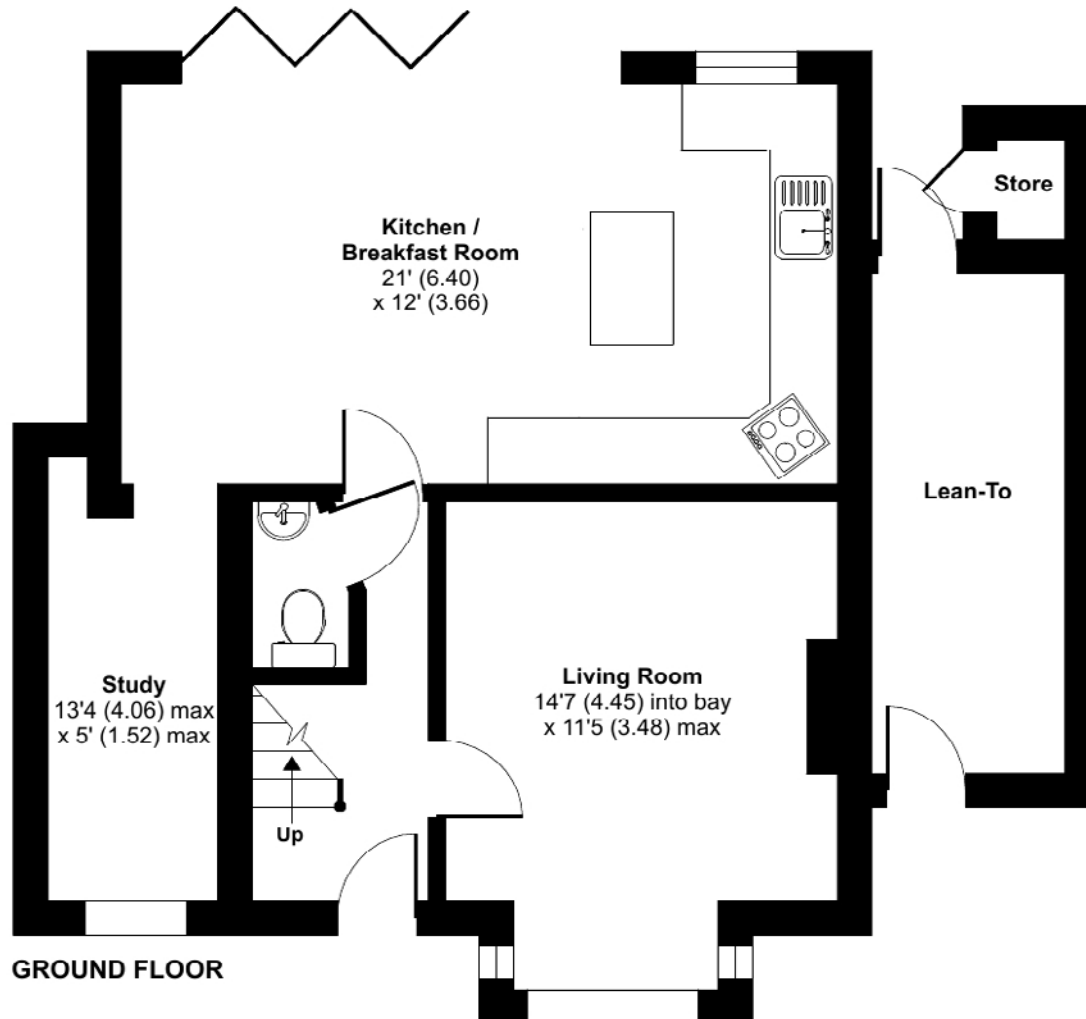
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Approximate Area = 1025 sq ft / 95.2 sq m (Excludes Lean-To)

Store = 6 sq ft / 0.6 sq m

Total = 1031 sq ft / 95.8 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
Produced for McCarthy Holden. REF: 963423

Places of interest

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



Basingstoke Canal



Basingstoke Canal



Fleet Pond/Nature Reserve



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).

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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 3RN. 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 (58)

Local Authority

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



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