

Copse End
Four Bedroom Terraced Property



6 Copse End, Fleet, GU51 4EQ

The Property

This extremely well-presented four bedroom terraced property is situated in a popular residential area with no through traffic and within easy access of Fleet town centre with its extensive range of amenities including Fleet mainline railway station.

Ground Floor

The property is accessed through an entrance porchway which leads directly into the attractive L-shaped living/dining room with stairs to the first floor and access into the kitchen which is fitted with a modern range of eye and base level grey units. One of the four bedrooms is located to the rear of the ground floor along with a shower room which also has plumbing for a washing machine. Apart from the ground floor bedroom and shower room the remaining ground floor accommodation is laid with laminate wood effect flooring.

First Floor

The remaining three bedrooms and family bathroom are located on the first floor.

Outside

To the front of the property is a small area of garden and pathway to the entrance. The rear garden is laid with a mixture of decking and artificial turf. The property further benefits from a garage in a block which can be accessed via a gate at the bottom of the garden.

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















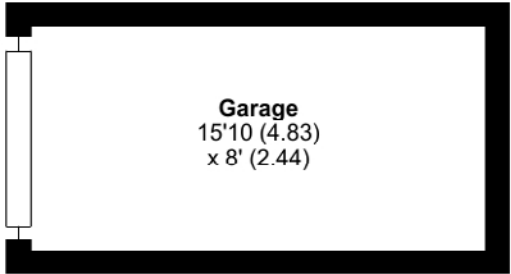
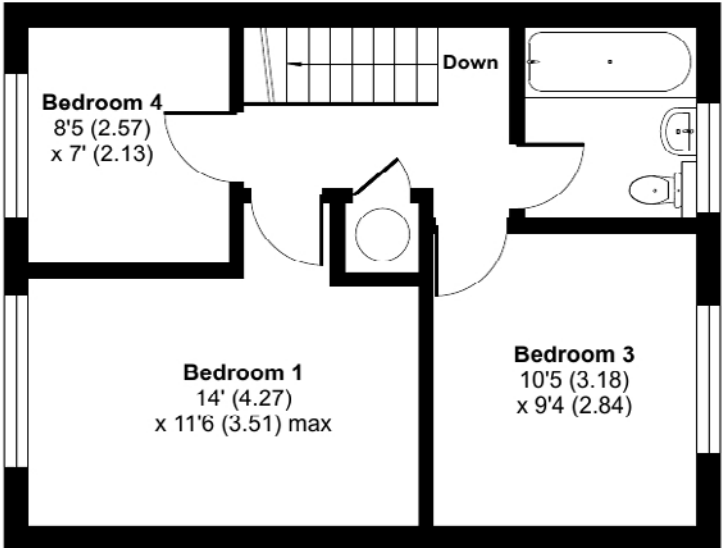




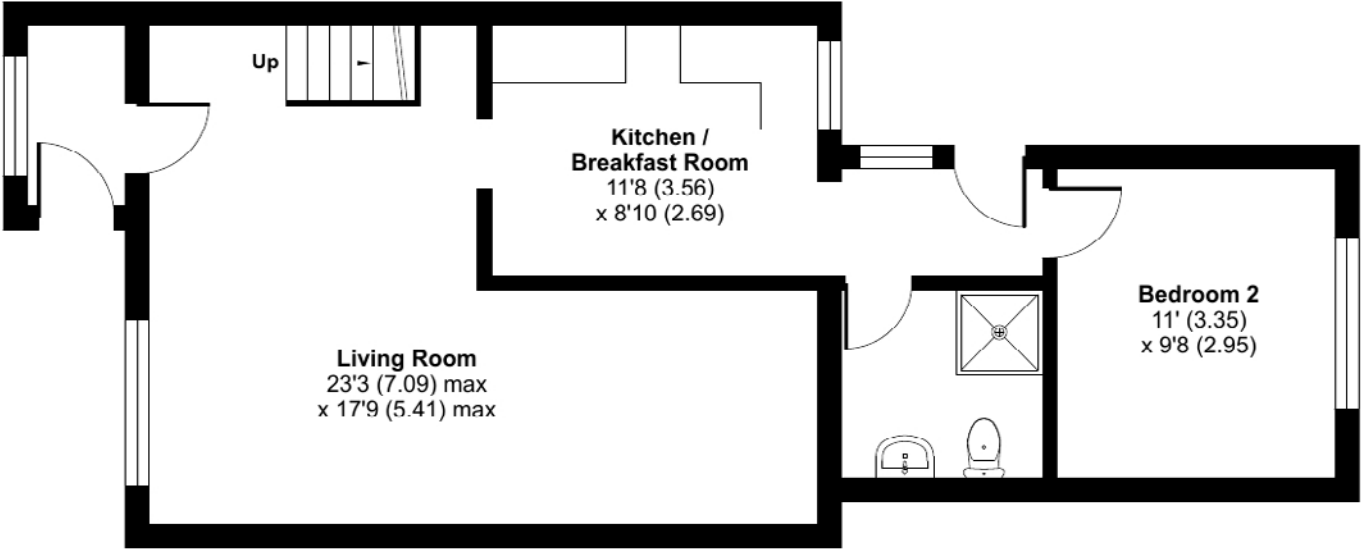
Copse End, Fleet, GU51

Approximate Area = 1178 sq ft / 109.4 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



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: 962059



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 4EQ 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 (76)

Local Authority

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

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