

Thegn Walk Two Bedroom Terraced Property



6 Thegn Walk, Fleet, Hampshire, GU51 1GQ

The Property

This two bedroom terraced property has been updated, including an attractive new kitchen, and is presented in excellent decorative order throughout.

Situated on the popular Elvetham Heath development, the property is close to local amenities and is also within easy access of Fleet town centre and Fleet mainline railway station.

Ground Floor

In the entrance hall is a cloakroom and door opening into the living room which has stairs to the first floor. The living room is open to the re-fitted kitchen/breakfast room which has a good range of gloss units and drawers. A selection of integrated appliances include oven, hob, extractor, fridge, freezer, dishwasher and washing machine. There are double doors from the breakfast room opening onto the garden.

First Floor

To the first floor are two double bedrooms and family bathroom. Bedroom one has fitted wardrobes and en-suite facilities.

Outside

The rear garden is enclosed with panel fencing and is laid with a mixture of patio, lawn and decking. There is a gate at the bottom of the garden which gives access to the allocated parking.

Additional Information

There is an annual service charge of £71.70

Location

Elvetham Heath is a development with a wealth of amenities including a supermarket, primary school, church and public house. Various activities and facilities are enjoyed by the local community including a football pitch, cycling and running clubs.

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



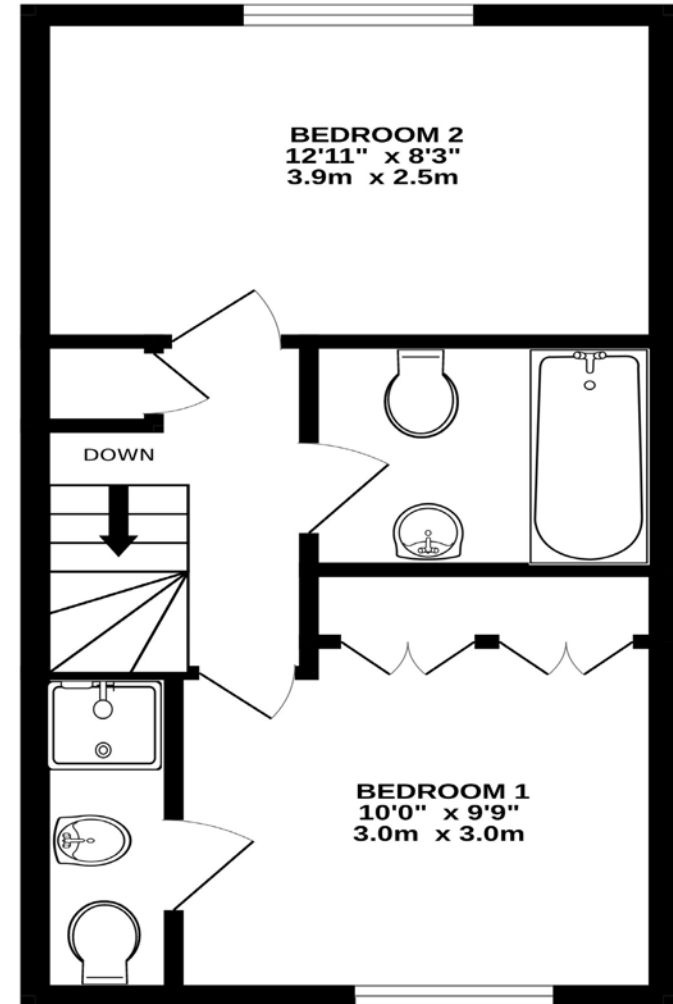
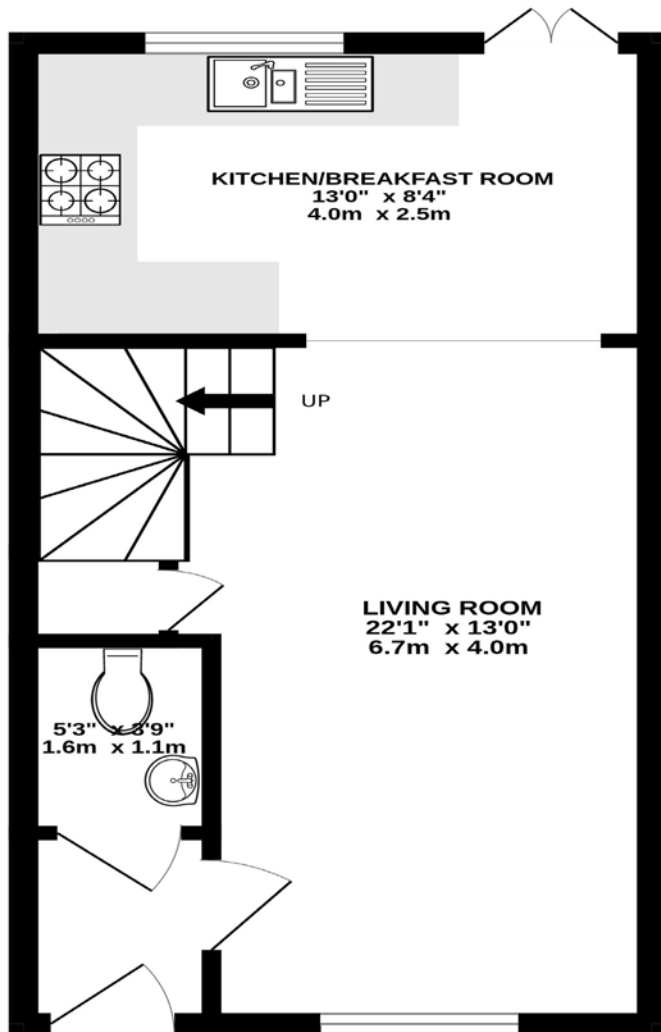












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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

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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 1GQ 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 - TBC

Local Authority

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

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