



Three Bedroom End of Terrace Period Property
Clarence Road, Fleet, GU51 3RY

An attractive and well presented three bedroom end of terrace period property dating back to the early 1900's, located in the heart of Fleet town, close to local amenities.

To the ground floor are two reception rooms of similar size. The living room is front aspect with an attractive feature fireplace with working open fire. The dining room also has a feature fireplace (not currently in use). Leading off the dining room is the kitchen with a range of gloss units and integrated appliances including hob, extractor, oven and fridge. A utility room and a cloakroom are accessed off the kitchen and there is also a door leading to the rear garden. To the first floor are the three bedrooms and attractive refitted bathroom. The master bedroom has a feature fireplace (not currently in use) and wood flooring. Bedroom two is light and airy with two front aspect windows and a fitted storage cupboard. Bedroom 3 is rear aspect with wood flooring.

The rear garden is enclosed with panel fencing and has a patio area immediately to the rear of the property plus a raised lawn with a further seating area to the rear of the garden.

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, churches of various denominations and various health care services.











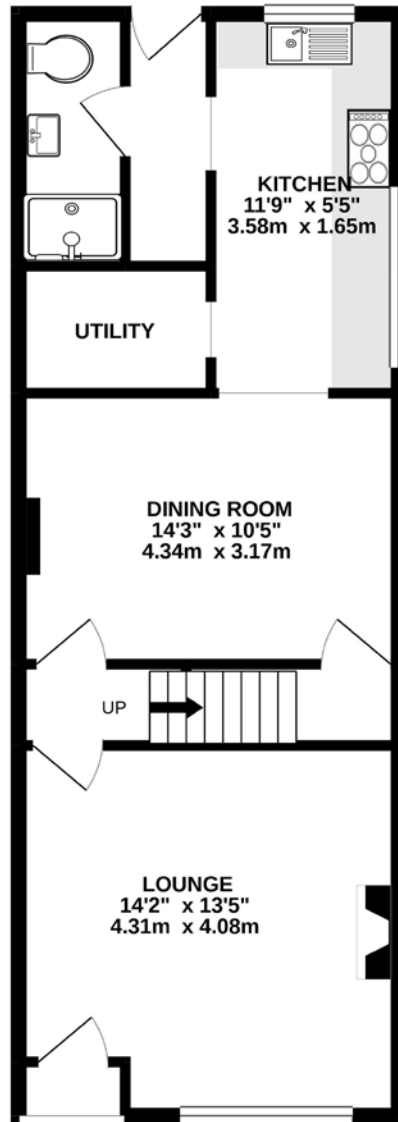




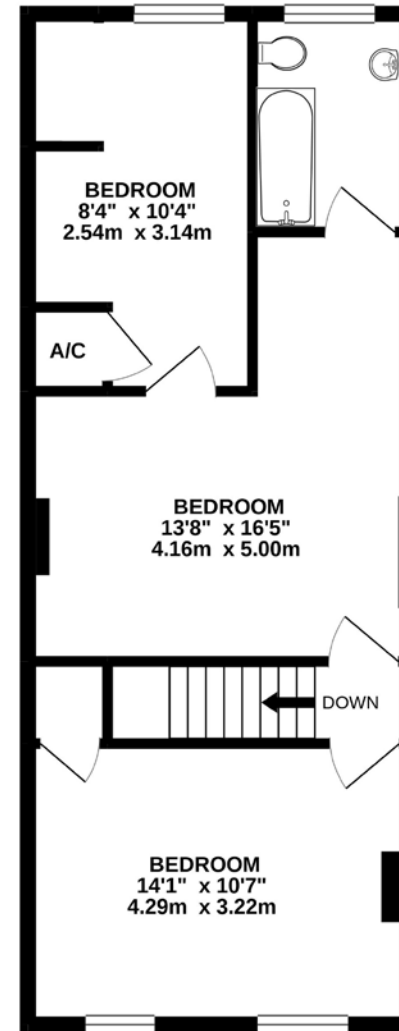




GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.

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.

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Fixture and Fittings:

All items of fixture and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Directions:

Postcode: GU51 3RY

Please contact McCarthy Holden for detailed directions

Viewing:

Telephone: 01252 620640
Email: fleet@mccarthyholden.co.uk

Services:

Mains electricity, water and drainage
Gas Central Heating
EPC Rating - D (62)

Local Authority:

Hart District Council
Tel: 01252 622122
Council Tax Band - C

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