

Clarence Road
Three Bedroom Period Property



56 Clarence Road, Fleet, Hampshire, GU51 3RY

The Property

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.

Ground Floor

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.

First Floor

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.

Outside

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.

Location

The property has a town centre location which 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 health care services.

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.









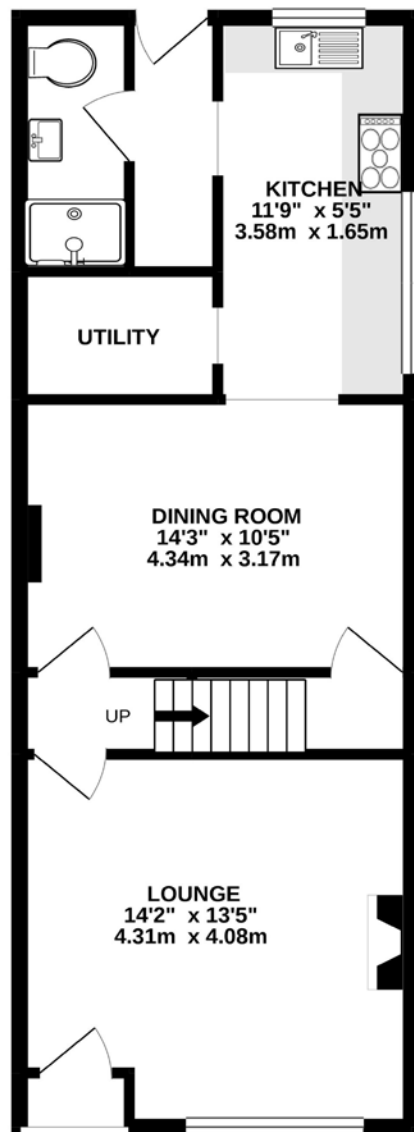




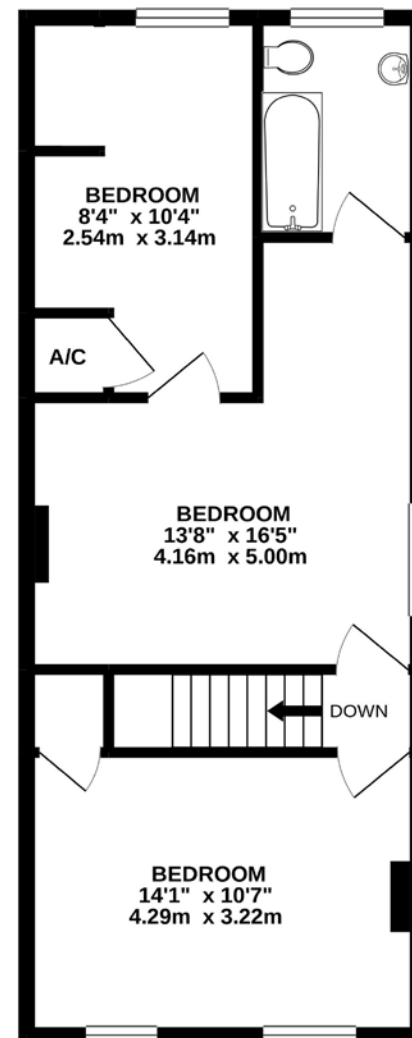




GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



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 is given as to their availability 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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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 3RY 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 (65)

Local Authority

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

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