

Old School Close  
Two Bedroom Terraced Property





## 3 Old School Close, Fleet, GU51 3UD

### The Property

This two bedroom property is conveniently located for both Fleet town centre and Fleet mainline railway station and is offered to the market with no onward chain.

### Ground Floor

On the ground floor is a cloakroom, kitchen and living/dining room.

The light and airy living/dining room is rear aspect with patio doors opening onto the garden.

The kitchen is front aspect and is fitted with a range of eye and base level units and includes oven, hob, extractor, fridge, freezer and washing machine.

### First Floor

To the first floor are the two bedrooms and bathroom. Both bedrooms benefit from fitted wardrobes.

### Outside

The rear garden is mainly paved and is enclosed with panel fencing. The property further benefits from a garage and additional parking space.

### Additional Information

There is a service charge of £5 per month.

### Location

Being situated in the town centre, the property is close to comprehensive shopping and leisure facilities including a good selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and a range of 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.















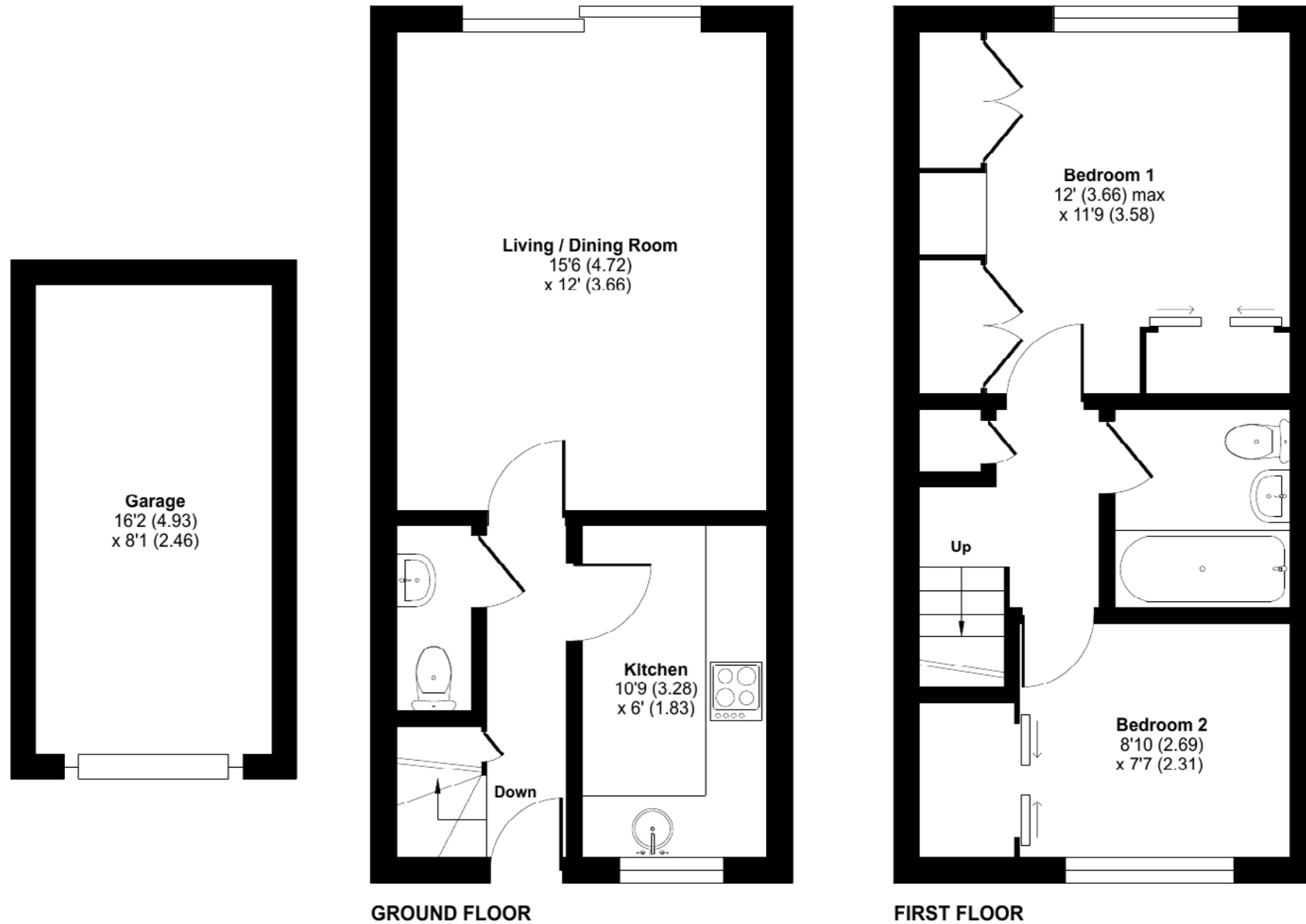




# Old School Close, Fleet, GU51

Approximate Area = 774 sq ft / 71.9 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2023. Produced for McCarthy Holden. REF: 982240











# 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).

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 8UD. 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 (75)

### Local Authority

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

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