

The West Hundreds Three Bedroom Terraced Property



48 The West Hundreds, Fleet, GU51 1ER

The Property

This three bedroom mid-terraced property which is offered to the market with no onward chain is located on the popular Elvetham Heath development which boasts many facilities including Elvetham Heath Infant School and Elvetham Heath Pond/Nature Reserve.

Ground Floor

On the ground floor is the entrance hall with cloakroom and stairs to first floor.

The kitchen is front aspect with a range of wood effect floor and wall mounted units, tiled floor, part tiled walls and appliances including gas hob, electric oven, extractor fan, fridge/freezer, and space for washing machine. There is also a Combi boiler in the kitchen which was installed approximately three years ago.

The rear aspect living room is 15ft. square with an under stairs storage cupboard and large patio doors opening onto the garden and allowing light to floor the room.

First Floor

On the first floor are the three bedrooms and family bathroom. Bedroom one boasts a range of fitted wardrobes and an en-suite shower room.

Outside

To the front of the property is a storage cupboard positioned next to the front door. The enclosed rear garden has a patio area with the remainder laid to lawn with a selection of plants. There is a pathway leading to the rear of the garden where there is a courtesy door into the garage which is located behind the property.

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



















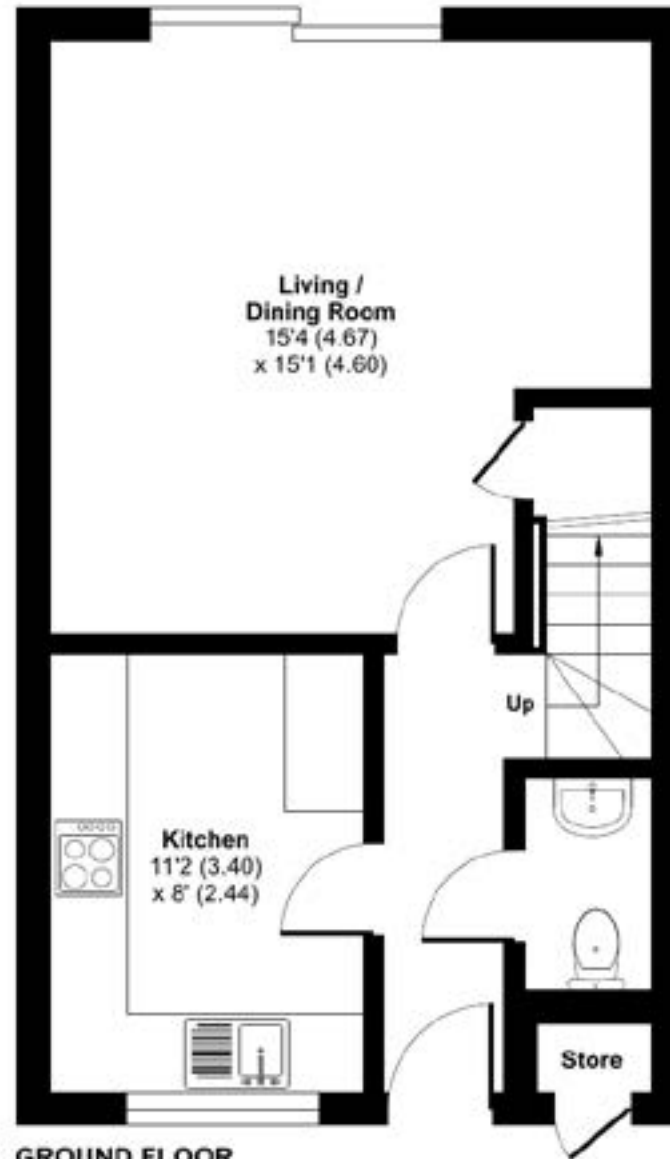
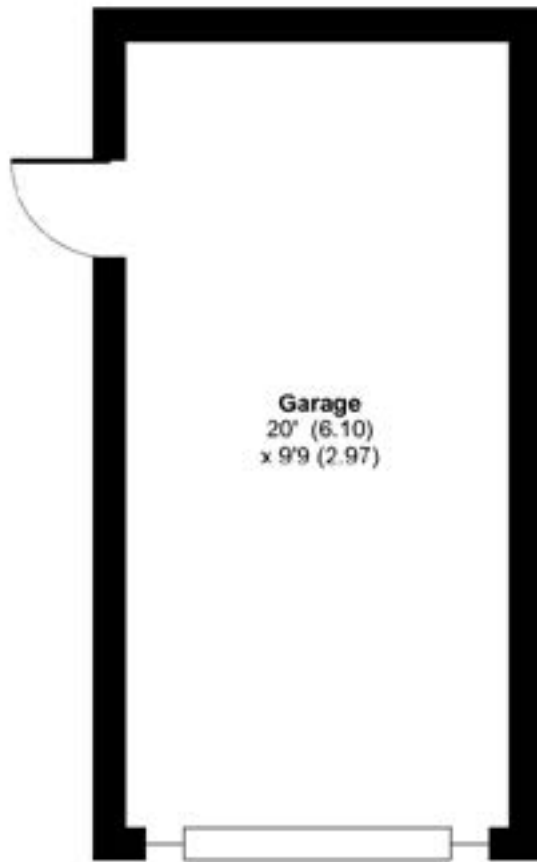
Approximate Area = 810 sq ft / 75.2 sq m

Garage = 210 sq ft / 19.5 sq m

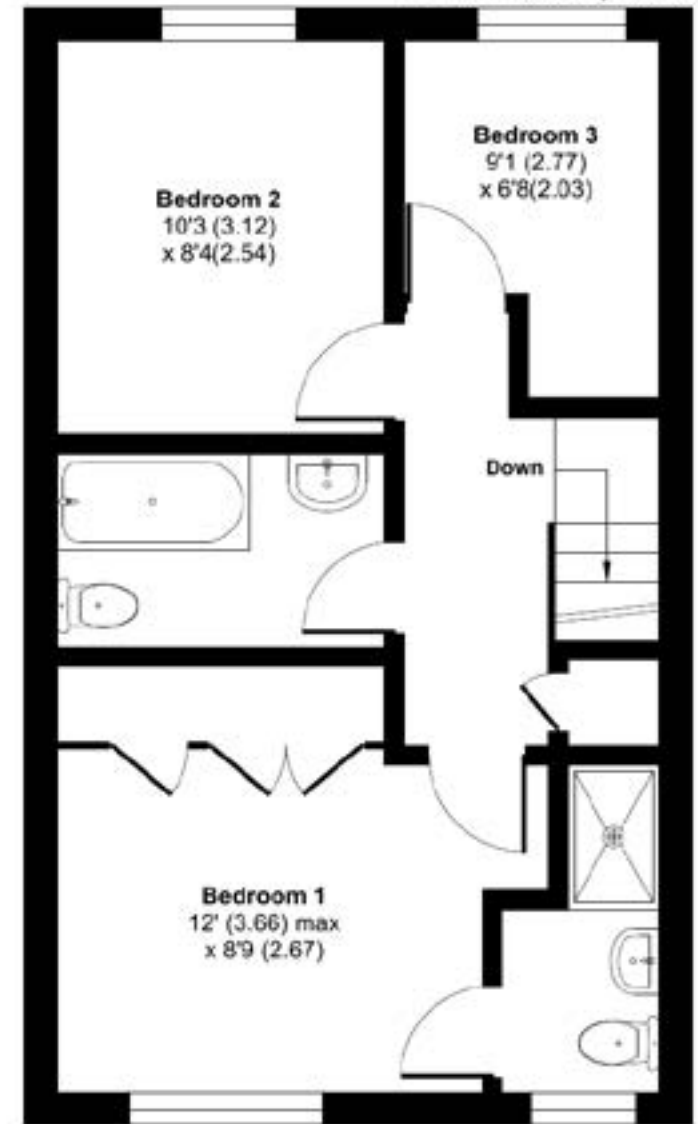
Store = 5 sq ft / 0.4 sq m

Total = 1025 sq ft / 95.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2023. Produced for McCarthy Holden. REF: 1020349





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 1ER. 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 - (77)

Local Authority

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

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