

Ryeland Close
Three Bedroom Semi-Detached Property



4 Ryeland Close, Fleet, GU51 2TZ

The Property

Offered to the market with no onward chain, this three-bedroom semi-detached home is situated in a cul-de-sac location on the favourable Ancells Farm development.

Ground Floor

On the ground floor is a living room with a door leading through to the kitchen/diner which has French style doors to the garden.

First Floor

The three bedrooms and bathroom are situated on the first floor.

Outside

To the front of the property is an area of lawn, shrubs, driveway leading to a single garage and a gate giving access to the rear.

The enclosed rear garden has a patio area as well as an area of garden with a selection of trees and shrubs.

Location

Fleet mainline railway station is close by and offers services to London Waterloo from 43 minutes whilst Junction 4a of the M3 motorway is a short drive away.

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 various health care services.













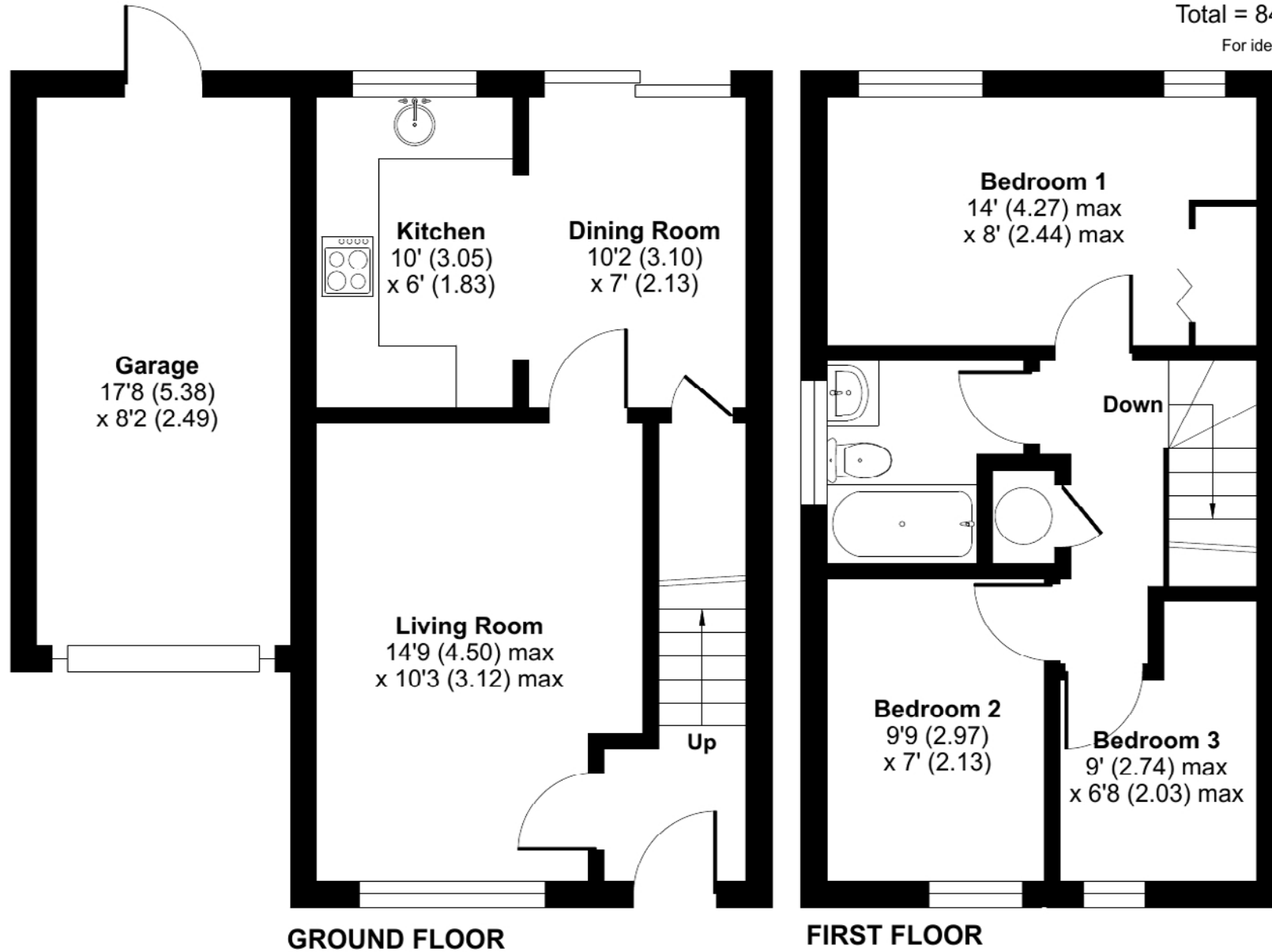
Ryeland Close, Fleet, GU51

Approximate Area = 698 sq ft / 64.8 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 842 sq ft / 78.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for McCarthy Holden. REF: 1038043



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 2TZ. 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 (70)

Local Authority

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

McCarthy
Holden 

www.mccarthyholden.co.uk