

Kenilworth Crescent
Three Bedroom Terraced Property



11 Kenilworth Crescent, Fleet, Hampshire, GU51 3BA

The Property

This three bedroom terraced house is located in the favourable Pondtail area backing onto Fleet Pond/Nature Reserve and with close proximity of Fleet mainline railway station and Fleet town centre.

The property, which would benefit from some updating, is offered to the market with no onward chain.

Ground Floor

On the ground floor is the entrance hallway, cloakroom and stairs to first floor. The living/ dining room is double aspect with a door giving access to the kitchen which has a selection of cupboards. There is also access to the garden from the kitchen.

First Floor

The three bedrooms and bathroom are on the first floor.

Outside

The enclosed garden backs onto Fleet Pond/Nature Reserve giving the property a backdrop of mature trees. The garden is mainly laid with paving plus a small area of lawn.

Location

As previously mentioned, a particular feature of the property is its location to local amenities shopping and leisure facilities, schools for all age groups, restaurants, bars and coffee shops, 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.













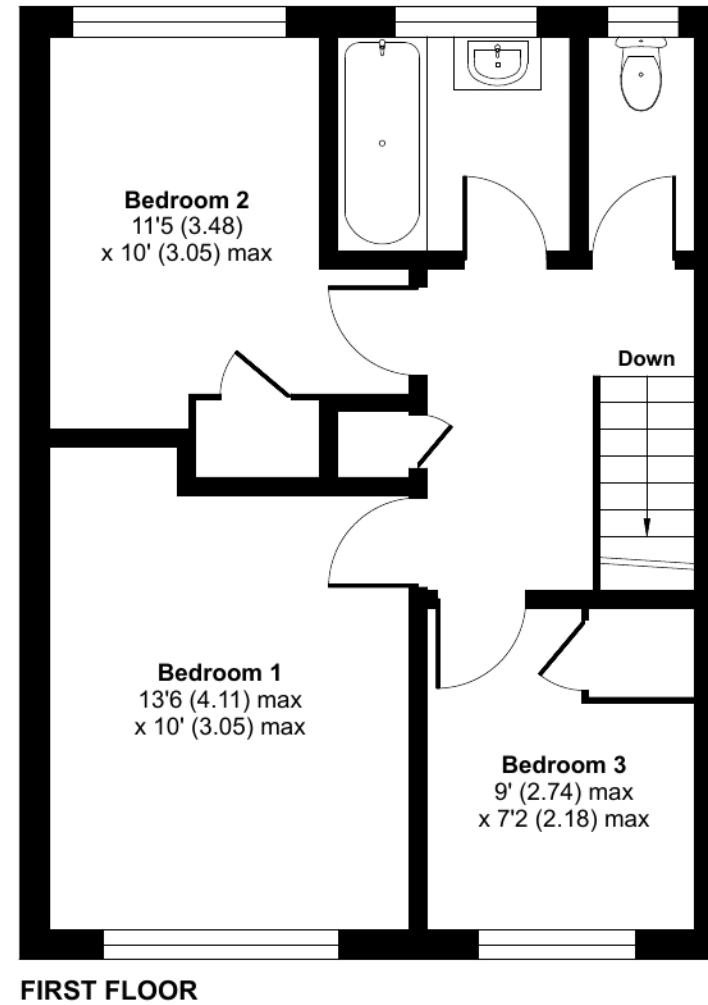
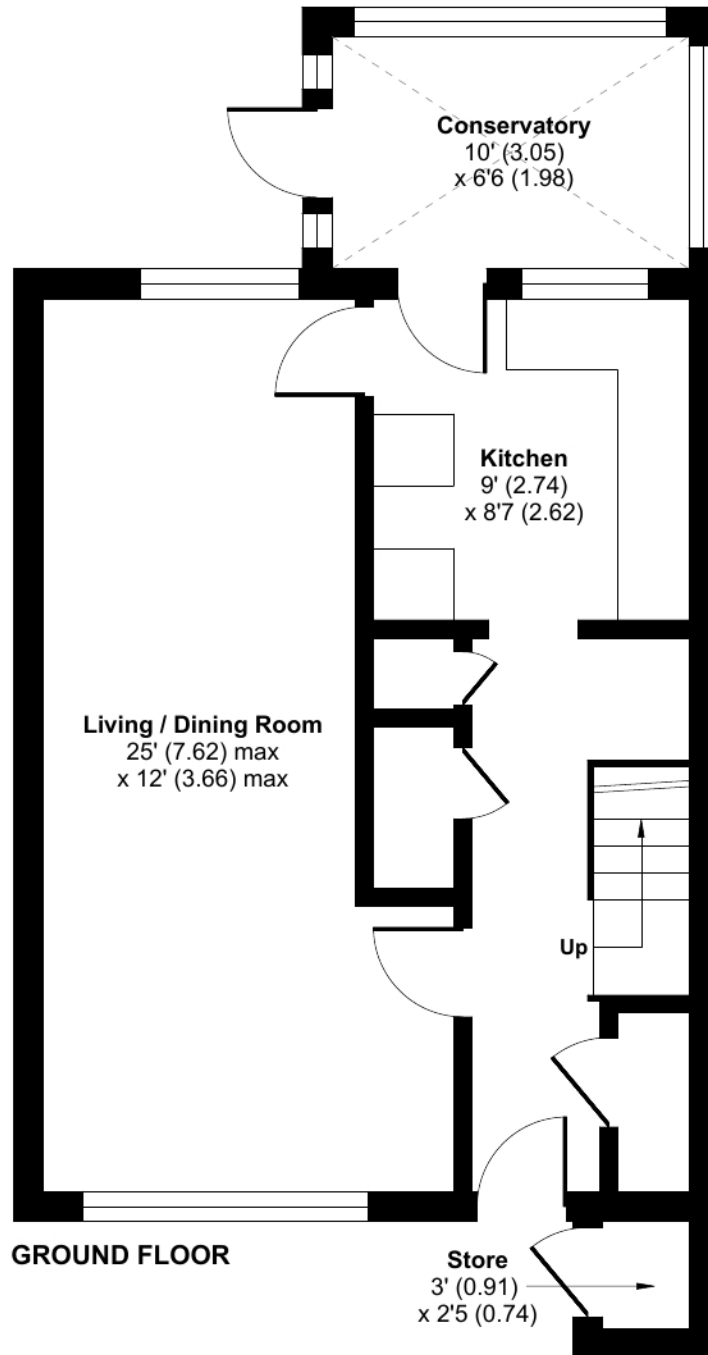
Kenilworth Crescent, Fleet, GU51

Approximate Area = 977 sq ft / 90.7 sq m

Store = 7 sq ft / 0.6 sq m

Total = 984 sq ft / 91.3 sq m

For identification only - Not to scale





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 3BA. 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 - TBC

Local Authority

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

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