

Chineham Close
Two Bedroom Semi-Detached Property



45 Chineham Close, Elvetham Heath, Fleet, GU51 1BE

The Property

A two double bedroom semi-detached property on the ever-popular Elvetham Heath development which is within easy reach of Fleet town centre.

Ground Floor

From the entrance hallway there is a door into a cloakroom and a further door leading directly into the living room which is a generous 18 ft. in length. Stairs to the first floor are situated in the living room and there is also a door giving access to the kitchen/breakfast room.

The kitchen/breakfast room has a range of eye and base level units, space for table and chairs and integrated appliances including oven and hob.

First Floor

To the first floor are the two double bedrooms, both with fitted wardrobes, and the re-fitted bathroom which has a white suite with a shower over the bath and tiled walls.

Outside

The property benefits from two parking spaces to the front.

There is side access to the rear garden which is enclosed with fencing. A patio area lies immediately to the rear of the property with the remainder being laid to lawn.

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.





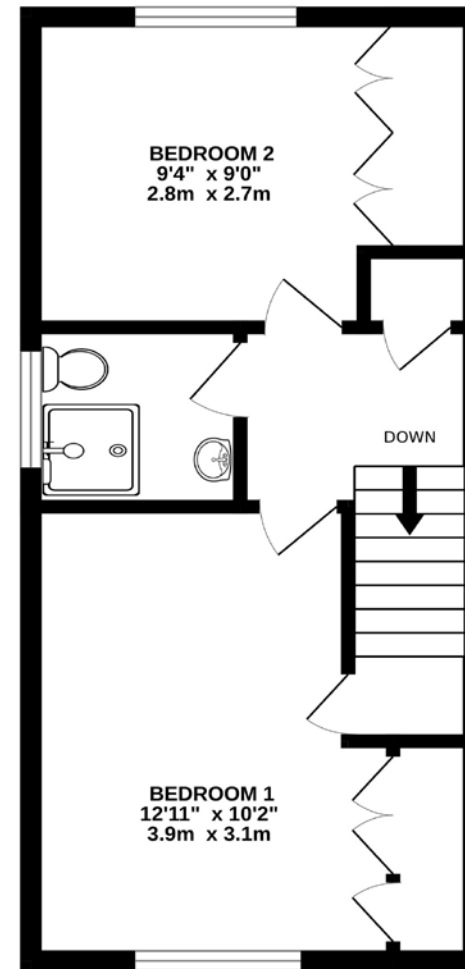
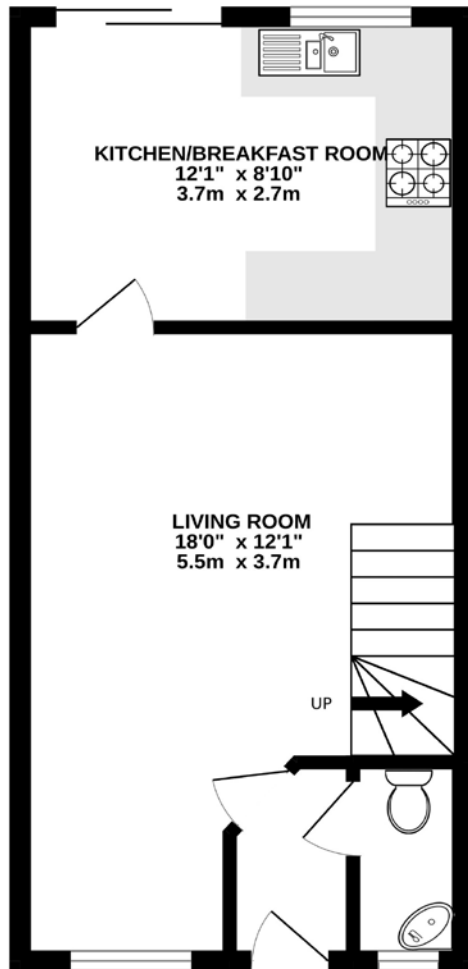












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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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 1BE. 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 (71)

Local Authority

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

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