

Crookham Road
Two Bedroom Terraced Property



81 Crookham Road, Fleet, Hampshire, GU51 5NP

The Property

This characterful two bedroom terraced cottage is in a prime location for Fleet town centre with its extensive range of amenities.

Ground Floor

The front door leads directly into the living room which has a front aspect window and an open fire (not currently in use).

The dining room which leads off the living room has a rear aspect window, fireplace and a door into the kitchen plus stairs to the first floor.

The kitchen has a side aspect window and a door giving access to the side of the property. There is a range of eye and base level units and includes oven, hob, extractor fan, fridge, freezer and washing machine.

A ground floor shower room is located to the rear of the kitchen.

First Floor

On the first floor are the two bedrooms plus an en-suite shower room off bedroom two. Bedroom one benefits from fitted wardrobes.

Outside

To the front of the property is an enclosed garden with a pathway to the front door.

The garden is mainly artificial grass with a patio area to the rear.

Location

The property is ideally located for Fleet town centre which offers comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various 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.







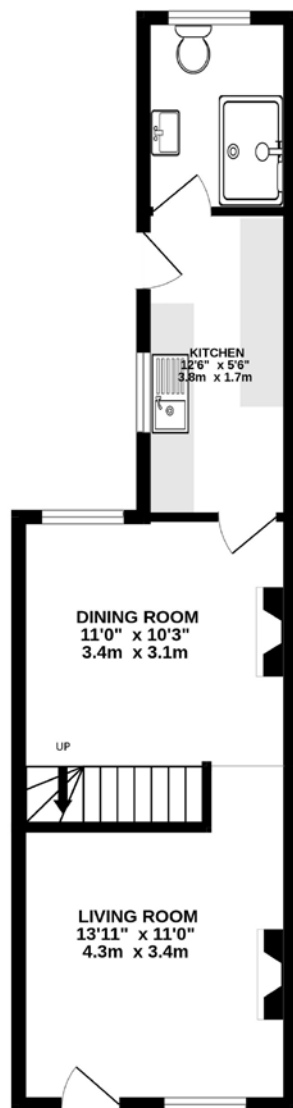




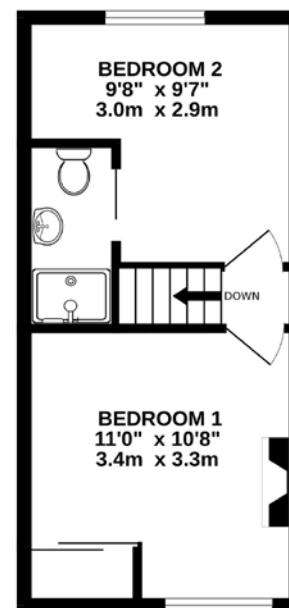




GROUND FLOOR



1ST FLOOR



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.





Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond



Basingstoke Canal



Basingstoke Canal



Fleet Mainline Railway Station



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 5NP. 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 - D (63)

Local Authority

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



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