

Ridgeway Parade, Church Crookham
Three Bedroom Maisonette



Ridgeway Parade, Church Crookham, GU52 6NY

The Property

We are delighted to bring to the market this lovely 3 bedroom maisonette in Church Crookham. Built around 1970, this duplex property is situated in the popular area of The Verne, conveniently located above the parade of shops.

Ground Floor

To the ground floor you have a spacious kitchen/diner to the front of the property and a generous sized living room to the rear of the property. The kitchen is finished to a good standard with laminate wood flooring and matching kitchen units. The wall-length window allows natural light to flood in to the room, creating a spacious and airy atmosphere. The living room also has light wood laminate flooring and two sets of windows allowing the room to fill with natural light.

First Floor

Upstairs you have two good-sized bedrooms and a third smaller bedroom, and there is a family bathroom which includes a bathtub with overhead shower.

Outside

Approaching the front door there is a terrace area which can accommodate a table and chairs for alfresco dining.

There is a shared car park with ample parking spaces.

Location

Church Crookham is a suburban area contiguous with Fleet town centre which is desirable due to its proximity to local amenities, schools and woodland areas

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, schools for all age groups, churches of various denominations and various health care services.





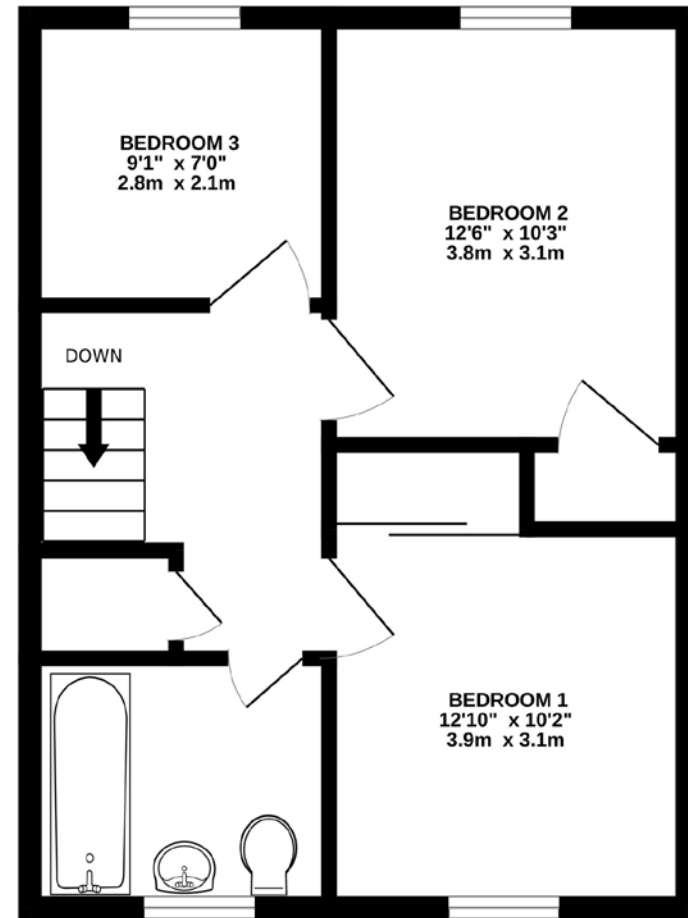
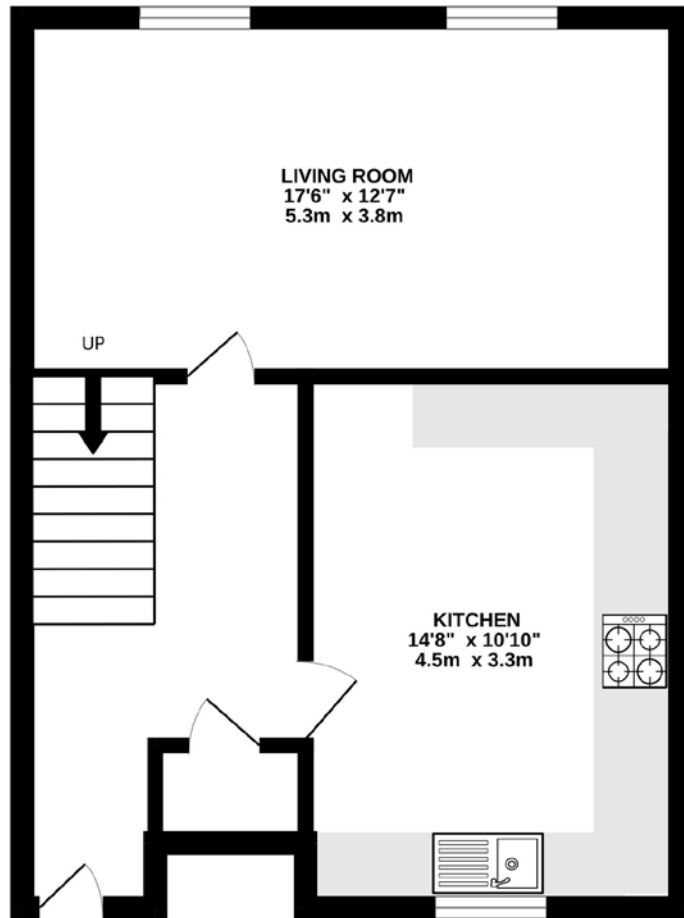












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



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 GU52 6NY. 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 (57)

Local Authority

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

McCarthy
Holden 

www.mccarthyholden.co.uk