



Selbon

Residential sales & lettings

Clarence Road, Fleet,
Hampshire, GU51 3RS

Offers in excess of £400,000 Freehold



01252 979300

Selbonproperty.co.uk

- Older Style Semi Detached
- Lounge
- 3 Bedrooms & First Floor Bathroom
- Enclosed Rear Garden With Side Access
- Town Centre Location
- Downstairs WC
- Kitchen/Breakfast Room
- Gas Radiator Heating & Double Glazed Windows
- On Street Permit Parking
- No Onward Chain

Selbon Estate Agents are delighted to offer this older style semi detached property to the market, conveniently located within the heart of Fleet town centre and under a mile from Fleet mainline train station. The current school catchment areas include: Fleet Infant school, Velmead Junior school and Calthorpe Park Secondary school.

This deceptively spacious home is ideal for a young family, someone downsizing to have a convenient lock up and go property or an investment buyer, as the property has been rented for last few years.

Accessed via the front garden, there is a front door giving access to the front aspect 13ft lounge, which in turn has a door leading to the inner hallway with stairs leading to the first floor landing and doors giving access to the downstairs cloakroom which has a white suite. There is a door off the hallway to the 12ft kitchen/breakfast room. The kitchen has a good range of storage units, work surfaces, space for table and chairs and a door leading to the rear garden.

The landing gives access to the three bedrooms and a family bathroom. Bedroom one has built in wardrobes, bedroom two is a double room with bedroom three being a single room.

The property further benefits from gas radiator central heating, double glazed windows, an enclosed rear garden with gated side access and parking is on street with two permits available from the council.

Fleet town centre is within a short walk or drive away with an array of shops, bars and restaurants. For commuters there is easy access to the M3 motorway, A30 and A3, to London and major towns, are a short drive away.

Fleet mainline railway station (Waterloo line) is walkable or a short drive away and for those who love the outdoors, there is easy access to walking, running and cycling routes including Velmead woods, Basingstoke Canal, Caesars Camp, Fleet Pond & Nature reserve to name a few.

Offered with no onward chain, we recommend an early viewing to fully appreciate the features of the home.









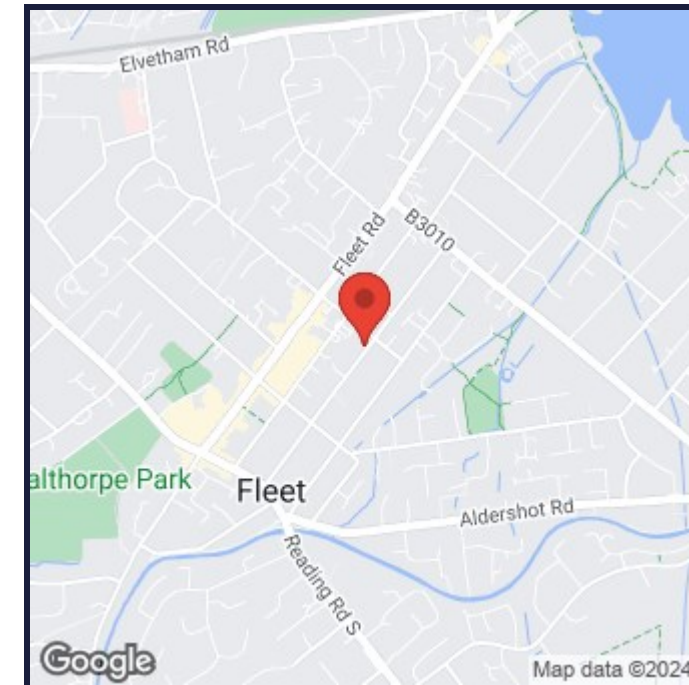




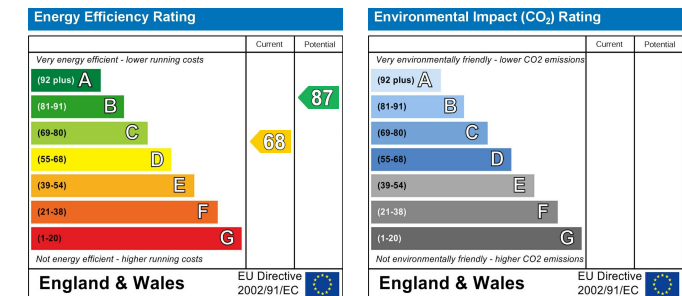
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

We give notice that these 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 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 Selbon 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. 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.

Council Tax Band: C

Selbon Property Services Ltd

Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: 01252 979300 Email: sales@selbonproperty.co.uk