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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th July 2024



CLARENCE ROAD, FLEET, GU51

Avocado Property

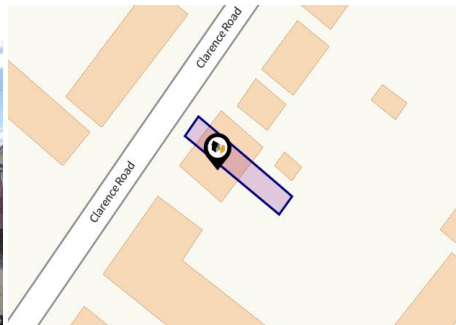
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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,151 ft ² / 107 m ²		
Plot Area:	0.04 acres		
Year Built :	1900-1929		
Council Tax :	Band D		
Annual Estimate:	£2,174		
Title Number:	HP361627		

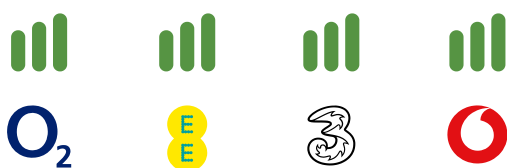
Local Area

Local Authority:	Hampshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



GU51

Energy rating

D

Valid until 29.07.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Property

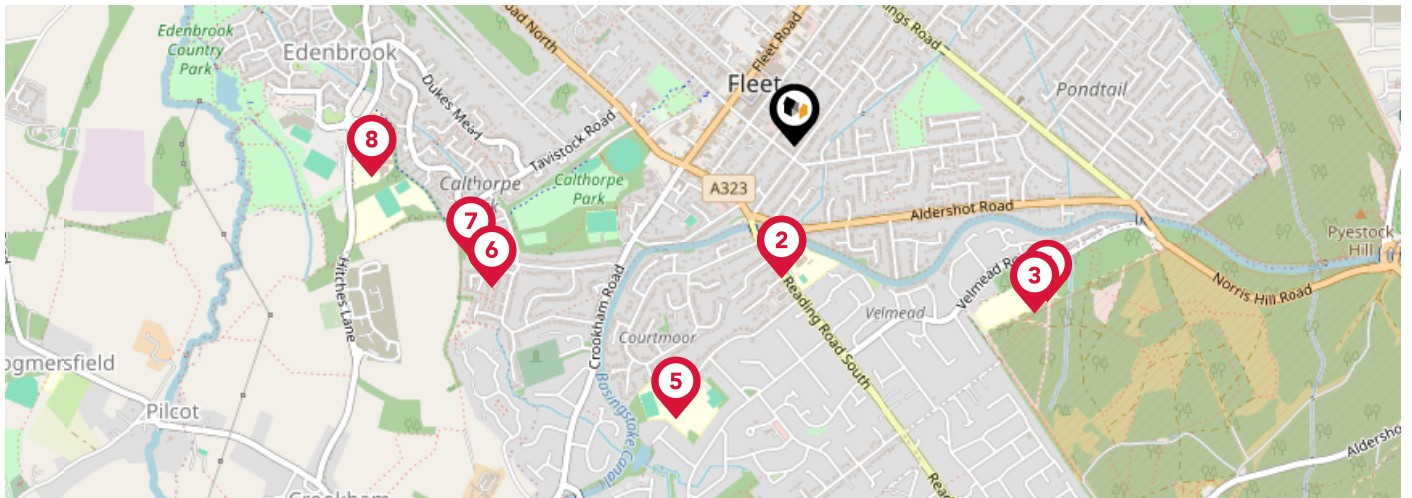
EPC - Additional Data



Additional EPC Data

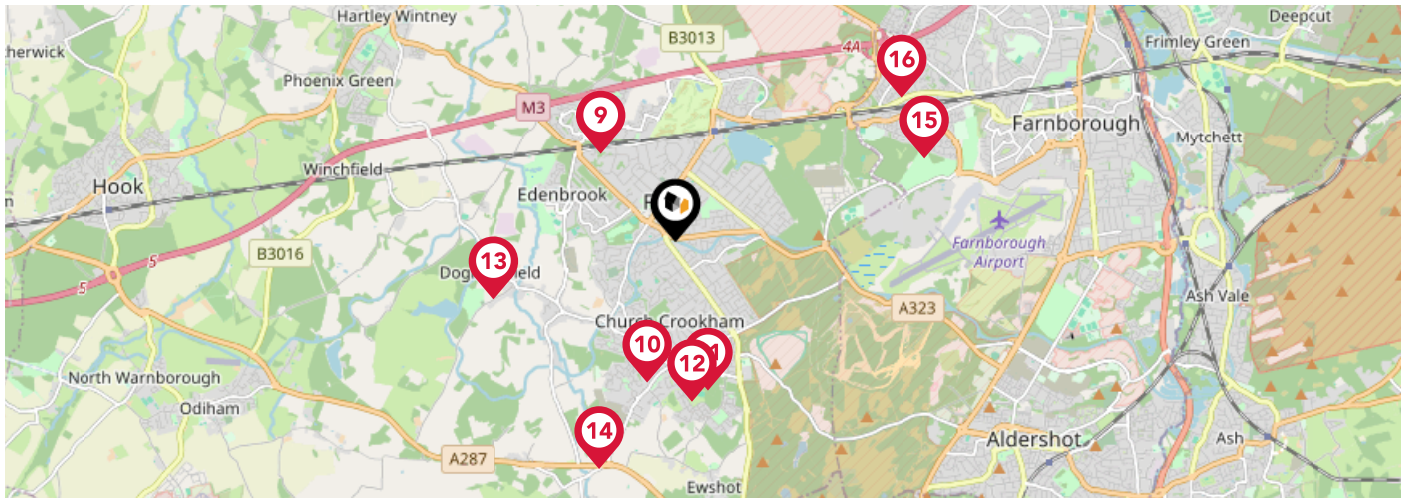
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	107 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Heatherside Infant School Ofsted Rating: Outstanding Pupils: 299 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Heatherside Junior School Ofsted Rating: Outstanding Pupils: 408 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Velmead Junior School Ofsted Rating: Good Pupils: 418 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Fleet Infant School Ofsted Rating: Outstanding Pupils: 270 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Court Moor School Ofsted Rating: Good Pupils: 1124 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 All Saints Church of England Aided Junior School Ofsted Rating: Good Pupils: 519 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Tavistock Infant School Ofsted Rating: Good Pupils: 263 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Calthorpe Park School Ofsted Rating: Good Pupils: 1316 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

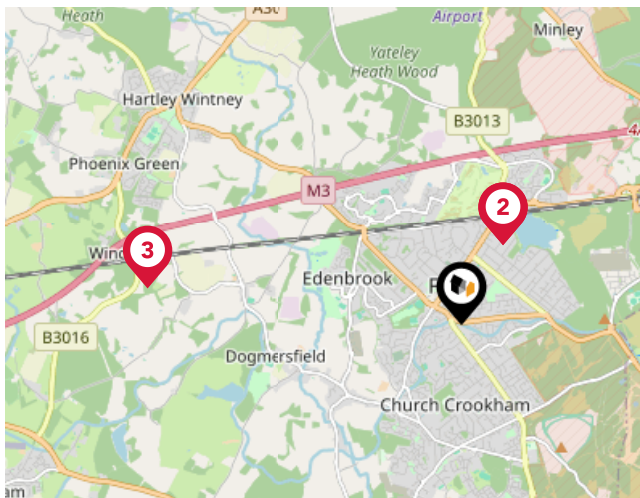
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Elvetham Heath Primary School Ofsted Rating: Outstanding Pupils: 645 Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Crookham Church of England Aided Infant School Ofsted Rating: Good Pupils: 178 Distance:1.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Church Crookham Junior School Ofsted Rating: Outstanding Pupils: 553 Distance:1.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Tweseldown Infant School Ofsted Rating: Outstanding Pupils: 345 Distance:1.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Dogmersfield Church of England Primary School Ofsted Rating: Good Pupils: 134 Distance:1.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Nicholas' School Ofsted Rating: Not Rated Pupils: 309 Distance:2.23</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Southwood Infant School Ofsted Rating: Good Pupils: 137 Distance:2.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Parsonage Farm Nursery and Infant School Ofsted Rating: Requires Improvement Pupils: 228 Distance:2.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

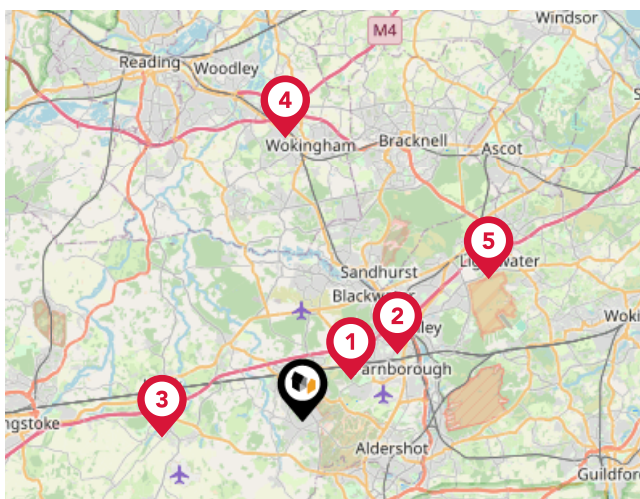
Area

Transport (National)



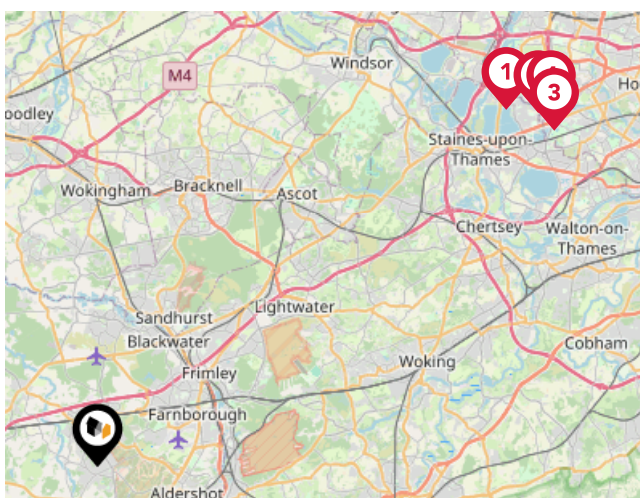
National Rail Stations

Pin	Name	Distance
1	Fleet Rail Station	0.84 miles
2	Fleet Rail Station	0.84 miles
3	Winchfield Rail Station	2.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	4.32 miles
2	M3 J5	5.26 miles
3	M3 J3	8.71 miles
4	M4 J10	10.51 miles
5	M3 J4A	2.38 miles

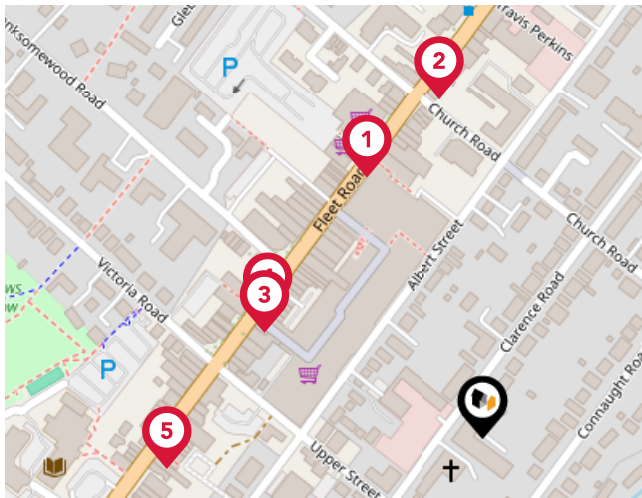


Airports/Helipads

Pin	Name	Distance
1	London Heathrow Airport Terminal 5	20.13 miles
2	London Heathrow Airport Terminal 3	20.94 miles
3	London Heathrow Airport Terminal 4	21.01 miles
4	London Heathrow Airport Terminal 2	21.3 miles

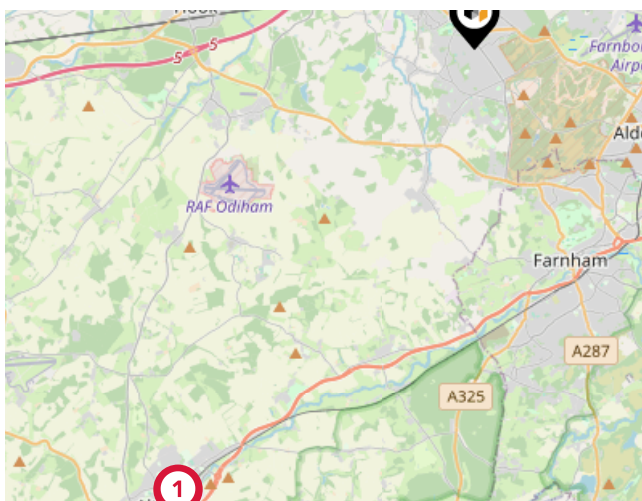
Area

Transport (Local)



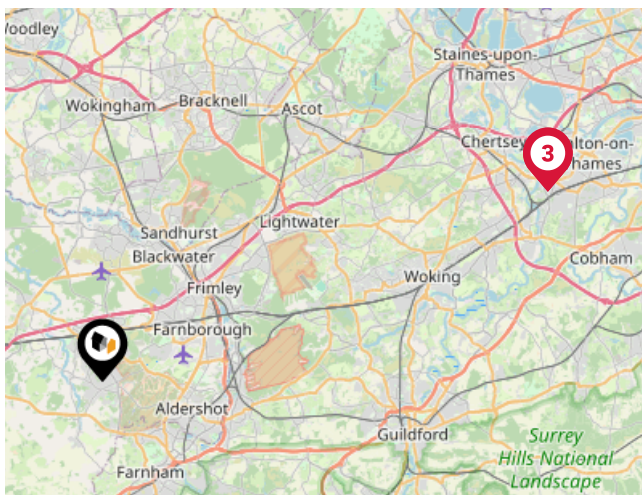
Bus Stops/Stations

Pin	Name	Distance
1	The Hart Centre	0.17 miles
2	Church Road	0.2 miles
3	Branksomewood Road	0.14 miles
4	Branksomewood Road	0.14 miles
5	Upper Street	0.18 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	10.43 miles



Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	17.99 miles
2	Weybridge Ferry Landing	17.99 miles
3	Weybridge Ferry Landing	17.99 miles

Avocado Property

About Us



Avocado Property

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We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

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Avocado Property

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