



Clarence Road | Fleet | Hampshire | GU51 3RR

Asking Price £475,000

Waterfords W
Residential Sales & Lettings

Clarence Road | Fleet
Hampshire | GU51 3RR
Asking Price £475,000

Offered with no onward chain complications is this stunning 3-bedroom end terrace character home, beautifully renovated by its current owner to offer outstanding living accommodation across 3 floors.

- No Onward Chain
- Excellent Condition Through
- Fleet Town Centre Location
- 3 Good Sized Bedrooms
- Master Suite with En-Suite and Juliet Balcony
- South-East Facing Rear Garden
- Modern Kitchen
- Council Tax Band: D

A charming town centre property that boasts a recently renovated house in excellent decorative order. This delightful home features two main reception areas which includes a living room to the front of the property with a large bay window and a dining room. As you step down you will find the Kitchen which features modern built in appliances and sky lights flooding the house with natural light. Additionally on the ground floor there is a





seperate utility room and WC. On the first floor you will find two good sized bedrooms with a modern bathroom and a second-floor loft conversion providing a stunning master bedroom with en suite bathroom and Juliet balcony for added luxury. Extended with attention to detail, which ensures a fresh and inviting atmosphere throughout.



To the rear of the property you will find a large patio area with steps leading down to the garden. South-East facing the garden is a real sun trap with a lovely summer house at the end of the garden to catch that evening sun with the family.



Located just behind Fleet High street, makes this lovely home ideally situated for the vibrant town centre with its extensive shopping and leisure facilities which features a Waitrose, Marks and Spencer Food, Sainsburys, an array independent retailers, restaurants and cafes. Fleet mainline railway station is within easy reach and offers services to London Waterloo from 43 minutes whilst the M3 and M4 Motorways are both easily accessible from this location.



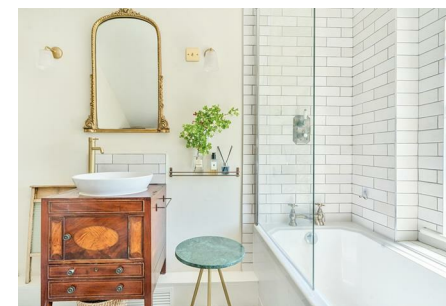
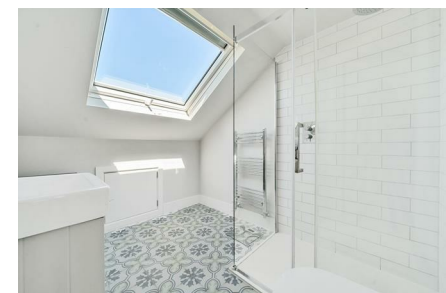
Waterfords are delighted to represent this family home, and viewings are highly recommended to truly appreciate the beauty

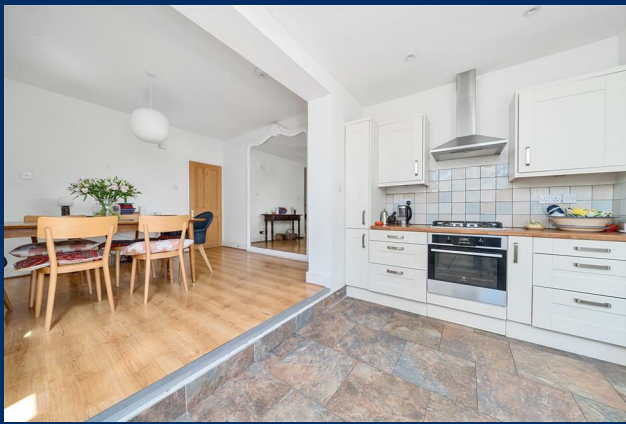


of this home and the surrounding areas.

Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

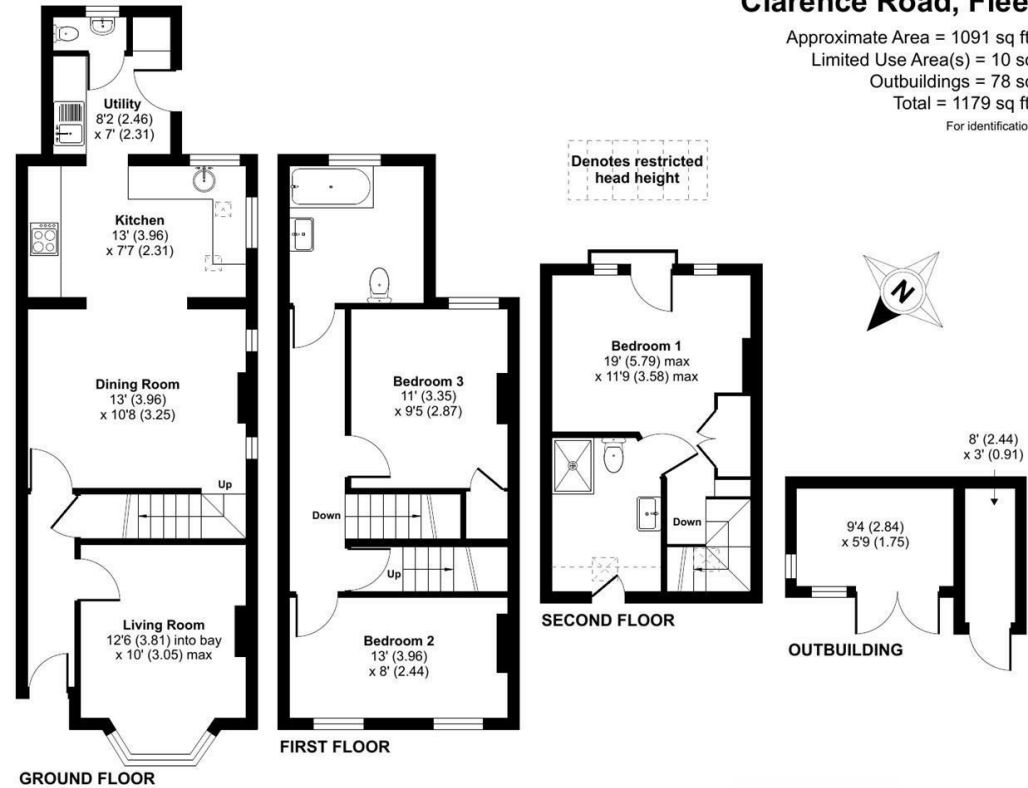
Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.





Clarence Road, Fleet, GU51

Approximate Area = 1091 sq ft / 101.3 sq m
 Limited Use Area(s) = 10 sq ft / 0.9 sq m
 Outbuildings = 78 sq ft / 7.2 sq m
 Total = 1179 sq ft / 109.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Waterfords. REF: 1124872



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

39 The Hart Centre
 Fleet
 Hampshire
 GU51 3LA
 01252 623333
 fleet@waterfords.co.uk