



Clarence Road | | Fleet | GU51 3XP

Asking Price £379,950 Freehold

*Waterfords* W  
Residential Sales & Lettings

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Fleet | GU51 3XP  
Asking Price £379,950

Offered to the market with no onward chain complications is this spacious 3-bedroom end-terraced character property with ample space to extend STPP.

- Fleet Town Centre Location
- No Onward Chain
- 100ft Rear Garden
- Council Tax Band: C
- 3 Good Sized Bedrooms
- Potential to Extend STPP
- Workshop Outbuilding

Welcome to Clarence Road, Fleet - a charming end-terraced house that exudes character and warmth. This delightful property boasts two spacious reception rooms both benefitting from large bay windows flooding the rooms with natural light, perfect for entertaining guests or simply relaxing with your loved ones. At the rear of the property is the kitchen and utility room with potential to extend out the rear STPP to make a lovely open-plan kitchen / living / dining area. As you head upstairs you will find three cosy bedrooms, there's plenty of space for the whole family to unwind and make this house a home. The property's size provides a blank canvas for you to unleash your creativity and design your dream living space. Whether you're looking to add your personal touch to each room or create a beautiful outdoor area in the spacious garden, the possibilities





are endless.

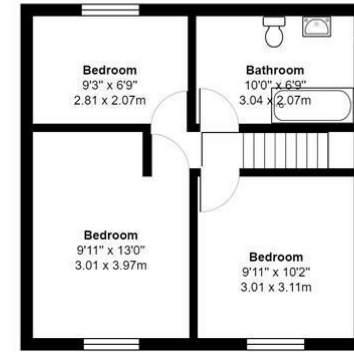
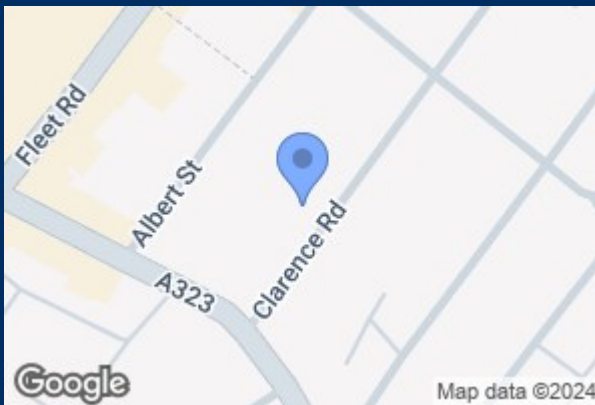
As you step out the rear of the property you will find the patio area followed by approximately 100 feet of garden. Many of the homes next door have been extended out the rear and into the loft space providing ample opportunity to extend this home without losing garden space. At the rear of the garden you will find the workshop with solid concrete base and power for added convenience.

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.

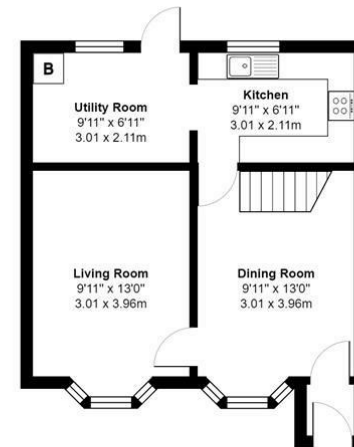
Waterfords are delighted to represent this family home, and viewings are highly recommended to truly appreciate the beauty of this home and the surrounding areas. Don't miss this opportunity to own a piece of this vibrant community

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.

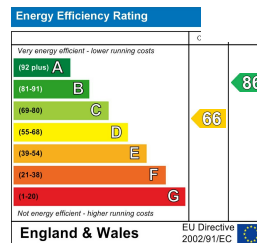


Not shown in actual location



Total Area: 975 ft<sup>2</sup> ... 90.6 m<sup>2</sup>

All measurements are approximate and for display purposes only



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