



20 St. Swithins Road, Fleet  
Fleet

McCarthy  
Holden

Offers Over £340,000





## 20 St. Swithins Road

Fleet, Fleet

Attractive 2-bed terraced home in sought-after Elvetham Heath. Spacious living room, modern kitchen/dining area. 2 double bedrooms, family bathroom. Enclosed rear garden with patio and lawn. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Close to Nature Reserve
- Two Bedrooms
- Allocated Parking Space
- Downstairs Cloakroom
- En Suite
- Enclosed Garden



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This attractive two-bedroom terraced home is located within the sought-after **Elvetham Heath** development, well-placed for local shops and amenities, while also providing convenient access to Fleet town centre and the mainline railway station.

### **Ground Floor**

Upon entering the property, a welcoming hallway gives access to a guest cloakroom before leading through to the spacious living room. Stairs rise to the first floor from this space, which flows seamlessly into the modern kitchen/dining area. The kitchen is fitted with a selection of integrated appliances and offers ample room for dining. French doors open directly to the rear garden, creating an excellent connection between inside and outside living.

### **First Floor**

Upstairs, there are two generously sized double bedrooms and a family bathroom. The main bedroom includes fitted wardrobes and a private en-suite shower room, while the second bedroom is equally well-proportioned.

### **Outside**

The rear garden is fully enclosed with fencing and designed for easy maintenance, featuring both a wooden decking and a lawned area.

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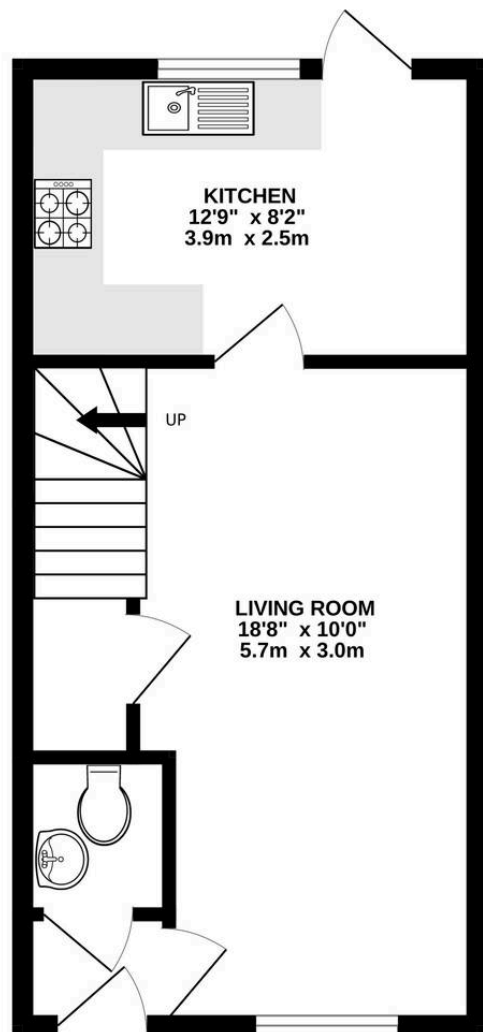




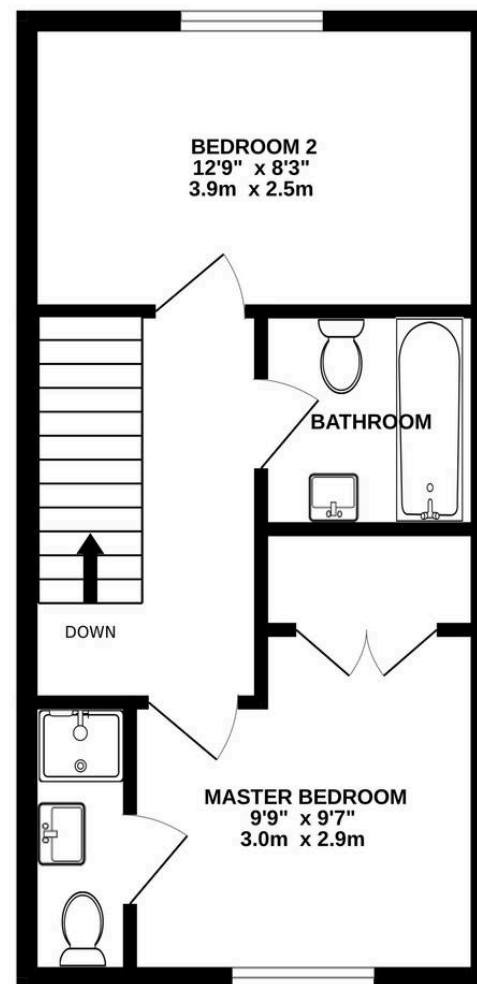




GROUND FLOOR



1ST FLOOR









## McCarthy Holden Fleet

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