



16 Colbred Corner, Fleet

Fleet

McCarthy
Holden

Guide Price £350,000



16 Colbred Corner

Fleet

Council Tax band: C

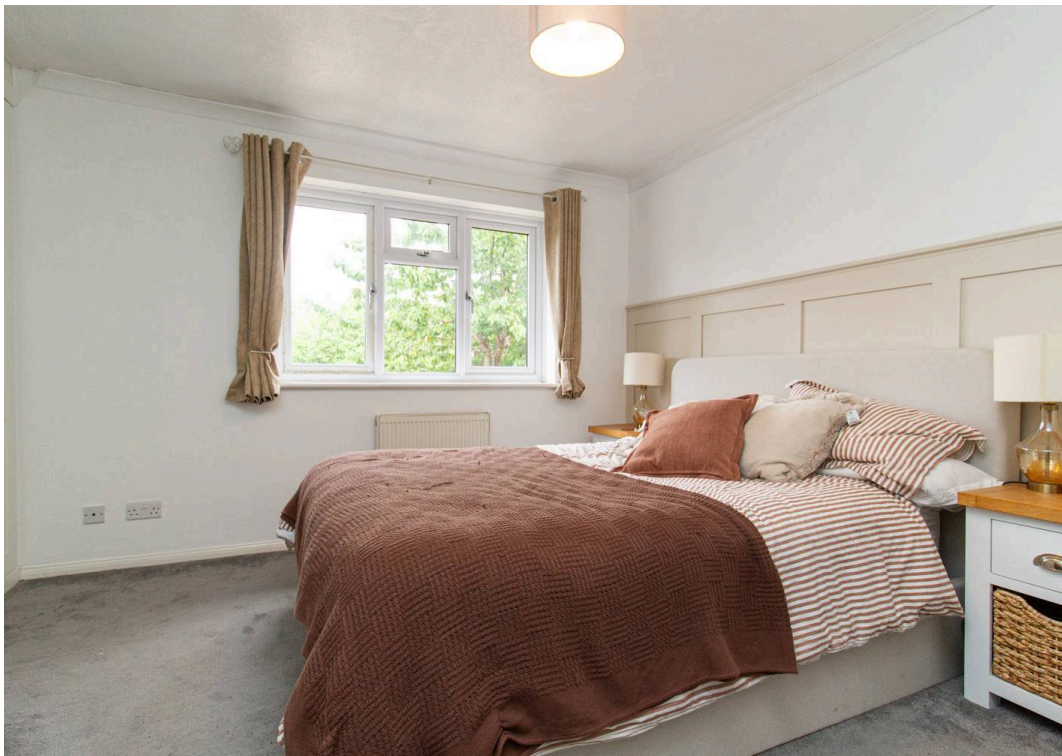
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Two Generous Bedrooms
- Driveway Parking
- Lansaped Rear Garden
- Ancells Farm Development
- Close to Local Amenities
- Modern Kitchen





The Property

McCarthy Holden are delighted to offer to the market this well-presented two-bedroom end-of-terrace property, ideally situated on the Angells Farm development, within easy reach of Fleet town centre and mainline railway station.

The property is offered for sale in excellent order throughout and provides well-proportioned accommodation arranged over two floors.

Ground Floor

The ground floor comprises a welcoming rear-aspect sitting room with French doors opening onto the rear garden, together with a re-fitted kitchen offering a range of wall and base level units, wood-effect work surfaces, inset sink with mixer tap, space for a cooker with extractor over, and further appliance space.

First Floor

To the first floor are two bedrooms and a modern family bathroom, fitted with a panel-enclosed bath with shower over, low-level WC and pedestal wash hand basin.

Outside

The enclosed rear garden is mainly laid to lawn and enjoys two patio areas, one adjoining the property and a further patio to the rear, providing excellent space for outdoor entertaining. A useful timber shed is also located within the garden.

To the front, the property benefits from a lawned area and driveway providing off-road parking. There is also an allocated guest parking space conveniently situated nearby.

Location

The property is particularly well placed for commuters, being approximately one mile from Fleet mainline railway station, which offers fast services to London Waterloo in under 40 minutes. Fleet town centre, local amenities and Junction 4a of the M3 motorway are also within easy reach. Ancells Farm itself offers a range of convenient local amenities, including a Tesco Express, fish and chip shop, public house and regular bus services.

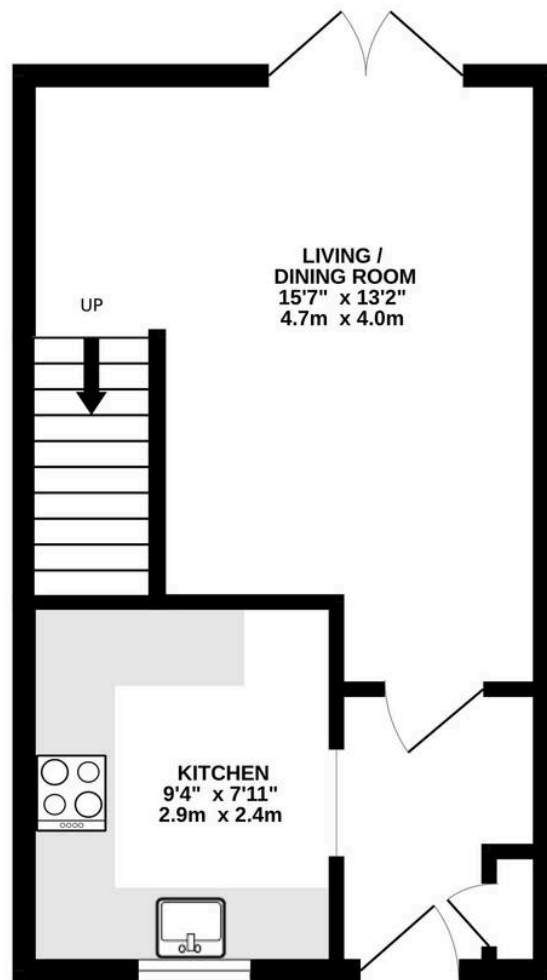
Additional Information

EPC - C

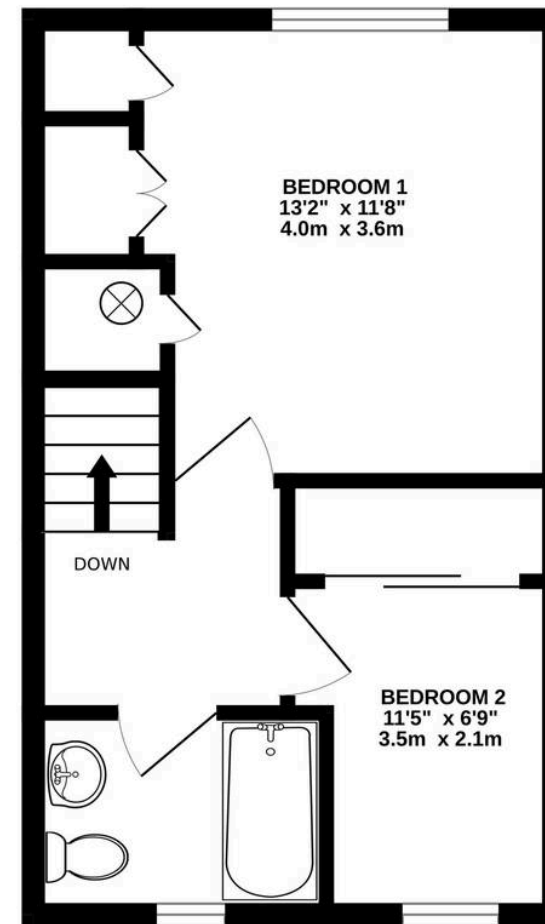
- Two Generous Bedrooms
- Driveway Parking



GROUND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (58.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026



McCarthy Holden Fleet

McCarthy Holden Estate Agents, 110 Fleet Road - GU51 4PA

01252 620640 • fleet@mccarthyholden.co.uk • www.mccarthyholden.co.uk/

These particulars are provided in good faith under the Consumer Protection from Unfair Trading Regulations 2008 and are for guidance only. They do not form part of any contract. No survey has been carried out, and services or fittings have not been tested. Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.