



160 Clarence Road, Fleet

Fleet

McCarthy
Holden

Guide Price £375,000



160 Clarence Road

Fleet

Charming two-bedroom period terrace near Fleet centre and station. Features wood floors, wood burner, gardens, off-road parking for two cars, utility room, and secluded setting.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Close Proximity to Town Centre
- Charming Period Terraced Home
- Beautifully Maintained Gardens
- Off-Road Parking For Two
- Character Features Throughout
- Tucked Away Private Position



McCarthy
Holden



Property

Ideally situated just a short walk from both Fleet town centre and the railway station, this charming two-bedroom period terraced home offers a wonderful blend of character, comfort, and convenience. Tucked away from the main road behind mature greenery, the property enjoys a peaceful and secluded setting while remaining perfectly positioned for local amenities and commuter links. Beautifully maintained throughout, the home retains a wealth of character features including exposed timber flooring and a feature wood-burning stove, creating a warm and inviting atmosphere. Further benefits include attractive front and rear gardens together with off-road parking for two vehicles.

Ground Floor

The ground floor accommodation is both welcoming and practical, beginning with an entrance hallway leading through to a cosy living room full of period charm. A feature wood-burning stove provides an attractive focal point, complemented by exposed wooden floorboards that enhance the home's character and warmth. To the rear of the property is a separate kitchen and dining room offering a sociable and functional space for everyday living. With ample room for dining and views over the garden, this area is perfectly suited to both family meals and entertaining guests.

First Floor

Upstairs, the property offers two well-proportioned bedrooms, each enjoying a bright and comfortable feel. The accommodation is served by a family bathroom fitted with practical fixtures and finishes, providing everything required for modern living. The first floor continues the home's welcoming atmosphere, with tasteful presentation throughout and pleasant outlooks over the surrounding greenery.

Outside

Externally, the property boasts beautifully maintained front and rear gardens that provide excellent outdoor space to enjoy throughout the year. Mature hedging and established foliage create a strong sense of privacy and seclusion, further enhancing the peaceful setting. To the rear, a detached utility room and separate cloakroom add useful additional accommodation and practicality. Off-road parking for two vehicles is another valuable feature, making this delightful period home an excellent opportunity for buyers seeking charm, convenience, and outdoor space in a prime Fleet location.

- Close Proximity to Town Centre
- Charming Period Terraced Home
- Beautifully Maintained Gardens
- Off-Road Parking For Two





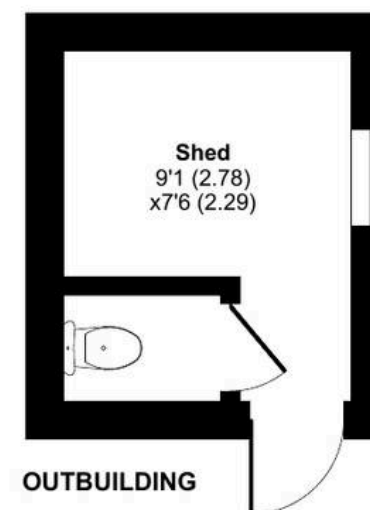
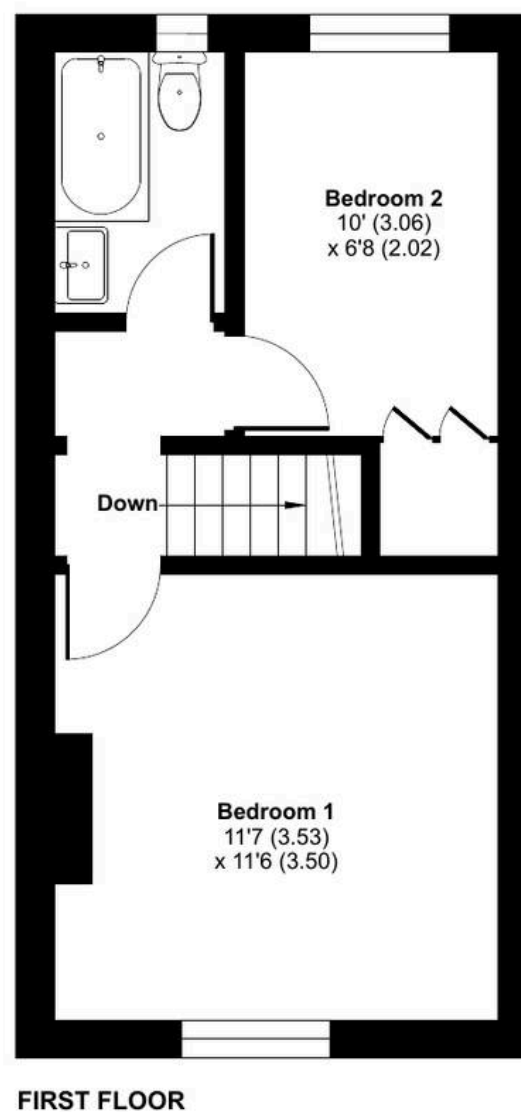
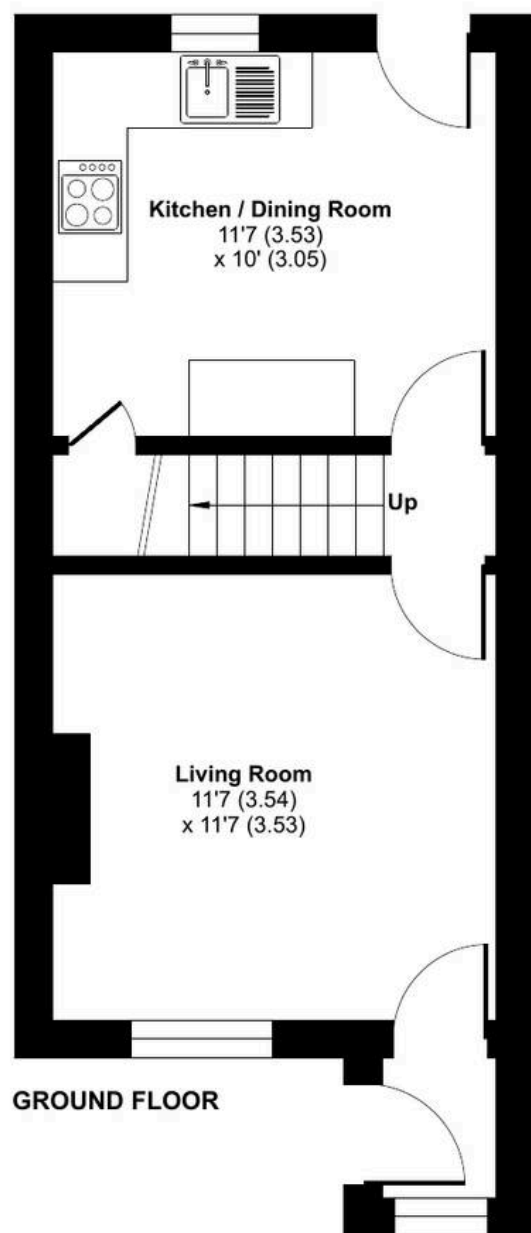
Clarence Road, Fleet, GU51

Approximate Area = 598 sq ft / 55.5 sq m

Outbuilding = 69 sq ft / 6.4 sq m

Total = 667 sq ft / 61.9 sq m

For identification only - Not to scale







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.