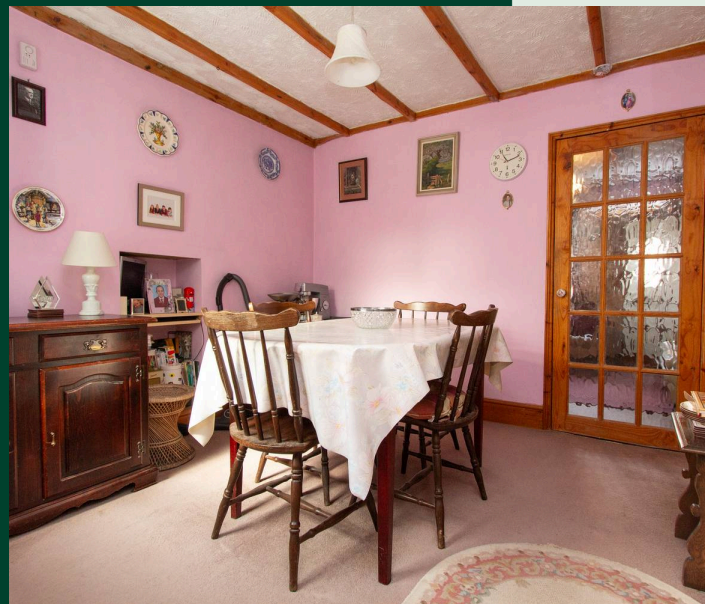




Church Road
Fleet

McCarthy
Holden

Guide Price £350,000



Church Road

Fleet

No onward chain. Two bedroom end terrace with two receptions, kitchen, garden, driveway, garage. Close to Fleet high street, schools, and station. Ideal to modernise. Sought-after location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Onward Chain
- In Need of Modernisation
- Garage & Driveway Parking
- Two Reception Rooms
- Close to Fleet Town Centre
- South West Facing Garden

Property

Offered to the market with no onward chain, this two bedroom end of terrace home presents an excellent opportunity for buyers seeking a property to modernise and personalise. With its desirable location and potential for improvement, this home is ideal for first-time buyers, investors or those looking to downsize while remaining close to local amenities and transport links.

Ground Floor

The house offers a practical layout with two generous reception rooms, providing flexible living and dining options. The kitchen is positioned at the rear of the property, enjoying views across the garden, and offers scope for reconfiguration or extension (subject to planning permission). A family bathroom completes the layout downstairs.

First Floor

Upstairs, there are two well-proportioned bedrooms, each with ample natural light.

External

Outside, the property boasts a private south west facing rear garden, perfect for enjoying afternoon and evening sunshine. The garden is mainly laid to lawn, with mature shrubs and a paved patio area offering an ideal space for outdoor dining or relaxation. To the front of the house, a driveway provides off-road parking for multiple vehicles, in addition to a single garage that offers secure storage or potential for conversion (subject to the necessary consents). The property is set back from the road, with a neat front garden and pathway leading to the entrance.

Location

The location is particularly convenient, with Fleet's vibrant high street, popular schools and mainline railway station all within easy walking distance. This property represents a rare chance to acquire a home with significant potential, generous outside space and a sought-after address in the heart of Fleet.





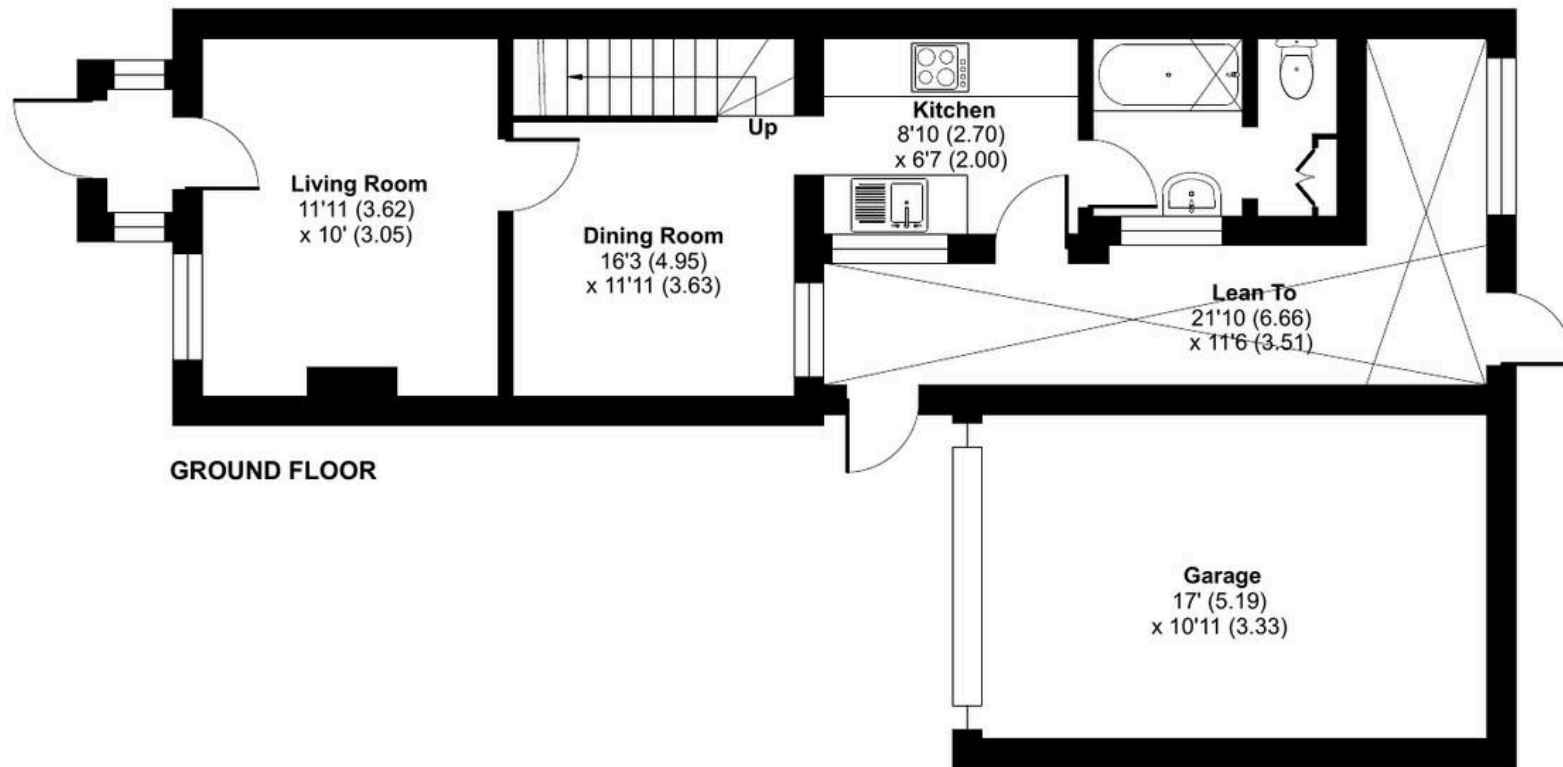
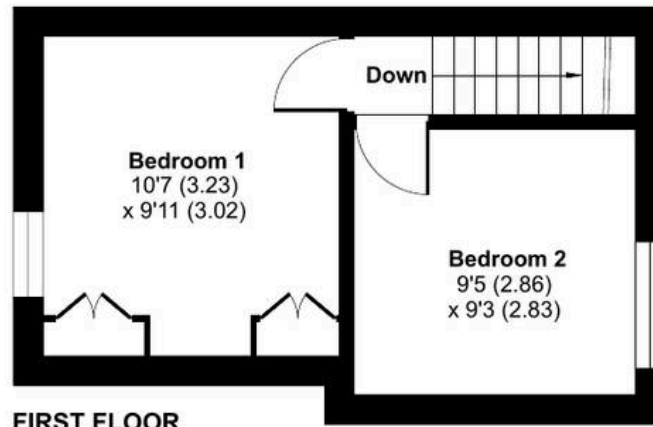
Church Road, Fleet, GU51

Approximate Area = 597 sq ft / 55.4 sq m(exclude lean to)

Garage = 186 sq ft / 17.2 sq m

Total = 783 sq ft / 72.6 sq m

For identification only - Not to scale







McCarthy Holden Fleet

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Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.