



Chestnut Close | | Fleet | GU51 2XE

Offers Over £159,950

Leasehold

Waterford's W
Residential Sales & Lettings

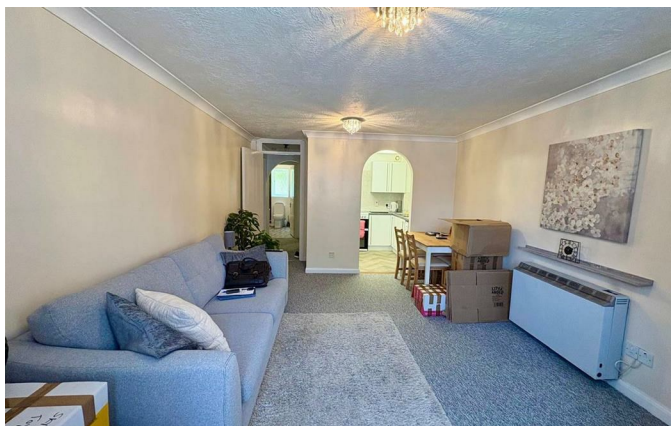
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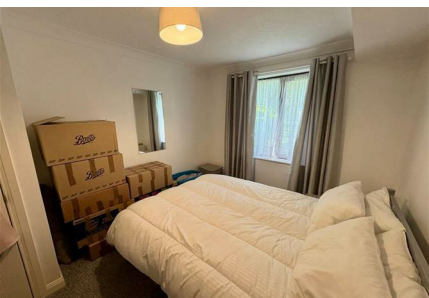
A spacious and well-laid-out one-bedroom ground floor apartment, offered with no onward chain, featuring a large living room and double bedroom, ideally positioned in a quiet Fleet cul-de-sac.

- No onward chain
- Well-balanced practical layout
- Separate fully fitted kitchen
- New Bathroom with full suite
- Quiet cul-de-sac location with well maintained communal grounds
- Immaculate ground floor apartment in purpose built block
- Spacious living room
- Generous double bedroom
- Approx. 482 sq ft and ideal for a FTB or investor
- Allocated parking with further visitor parking available

Offered to the market with no onward chain, this well-proportioned one-bedroom ground floor apartment is tucked away in a quiet cul-de-sac location in Fleet.

The property benefits from a well-balanced layout, beginning with an entrance hall providing access to all rooms and useful storage. To the rear, the generous living room is a standout feature, offering excellent space for both seating and dining, with a pleasant outlook and good natural light. The separate kitchen is conveniently positioned off the living area and is fitted with a range of units, offering practical workspace and storage. The double bedroom is well-sized and comfortably accommodates bedroom furniture, while the bathroom is fitted with a full suite including bath with shower over, basin, and WC.





With a total area of approximately 482 sq ft, the property offers an ideal opportunity for first-time buyers, downsizers, or investors alike. Further benefits include ground floor access, communal grounds, and resident parking.

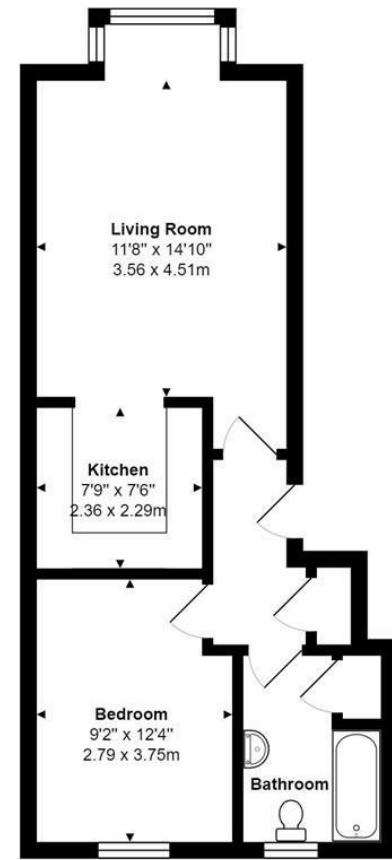
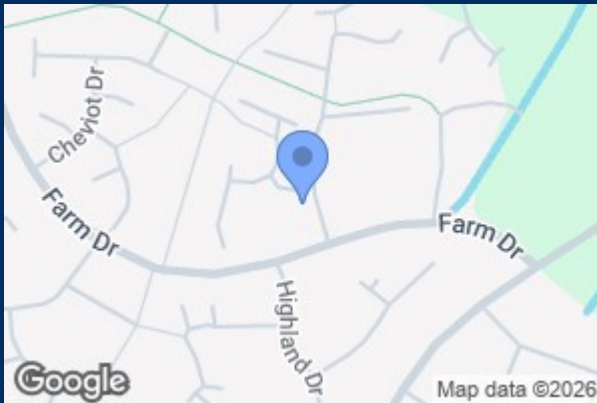
Chestnut Close is a popular residential setting, conveniently located for Fleet town centre, local shops, and mainline railway links. Ancells Farm offers a range of local amenities including a convenience store, takeaway options, a public house, and well-regarded schooling nearby, making day-to-day living highly convenient. The area is also close to a number of scenic walking routes and open spaces, including Fleet Pond Nature Reserve, which provides beautiful surroundings for leisure and outdoor activities.

Fleet is ideally situated for access to the M3 and other major road links, along with its mainline station providing fantastic rail links to Waterloo, Basingstoke and Southampton. The local bus service also offers links to the surrounding towns of Farnborough, Aldershot and Farnham. Easy access to surrounding countryside including Fleet pond nature reserve, a notable beauty spot. In addition to the town's desirable location, contributes to why Fleet has recently been voted the best place to live in the UK by the Halifax quality of life study, and making Fleet a popular choice for families and commuters alike.

Waterfords are delighted to represent this family home, and viewings are highly recommended to truly appreciate the opportunity. Book your viewing today!

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.



Total Area: 482 ft² ... 44.8 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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