



# Selbon

Residential sales & lettings

Clarence Road, Fleet,  
Hampshire, GU51 3RZ

Guide price £510,000 Freehold



01252 979300

Selbonproperty.co.uk

- Close Proximity of Fleet Town and Fleet Train Station
- Driveway Parking
- Three Reception Rooms
- Refitted Bathroom
- Feature Fireplace
- Garage with Workshop
- Spacious and Flexible Accommodation
- Enclosed Rear Garden
- Downstairs W/C
- Kitchen

Selbon Estate Agents are delighted to offer to the market this extended three bedroom semi detached late Victorian house, situated within close proximity of Fleet town centre.

The property benefits from three reception rooms, a refitted and spacious bathroom, a separate WC, two feature fireplaces, and a detached garage/workshop with power and light.

The accommodation comprises a charming office or study with a feature fireplace, leading through to the dining room. The dining room features a wood burner, understairs storage, and a step down into the kitchen. The kitchen offers a range of fitted units, work surfaces, integrated appliances, and additional space for further appliances. Adjacent to the kitchen is a small utility room with a downstairs WC.

To the rear of the property, the refitted bathroom has been finished to a high standard and includes a toilet, wash hand basin, bath, and walk-in shower. Completing the ground floor is the living room, which provides access to the rear garden via a set of French doors.

Upstairs, the property offers three bedrooms, each providing space for storage.

The beautifully presented rear garden is mainly laid to lawn, with well established flower and shrub beds throughout. To the rear of the garden is a decking area, ideal for al fresco dining. The bottom of the garden provides access to the garage, which benefits from ample storage and a workshop area.

To the front of the property there is driveway parking, with double gates providing access to the rear garden and garage.

Fleet town centre offers a wide array of shops, bars, and restaurants. For commuters, there is easy access to the M3 motorway, A30, and A3, with Fleet mainline station on the Waterloo line located a short distance away. The property also falls within the catchment area for some of Fleet's sought after schools.

For those who enjoy the outdoors, Fleet Pond, several nature reserves, and the Basingstoke Canal all offer excellent walking and cycling routes.





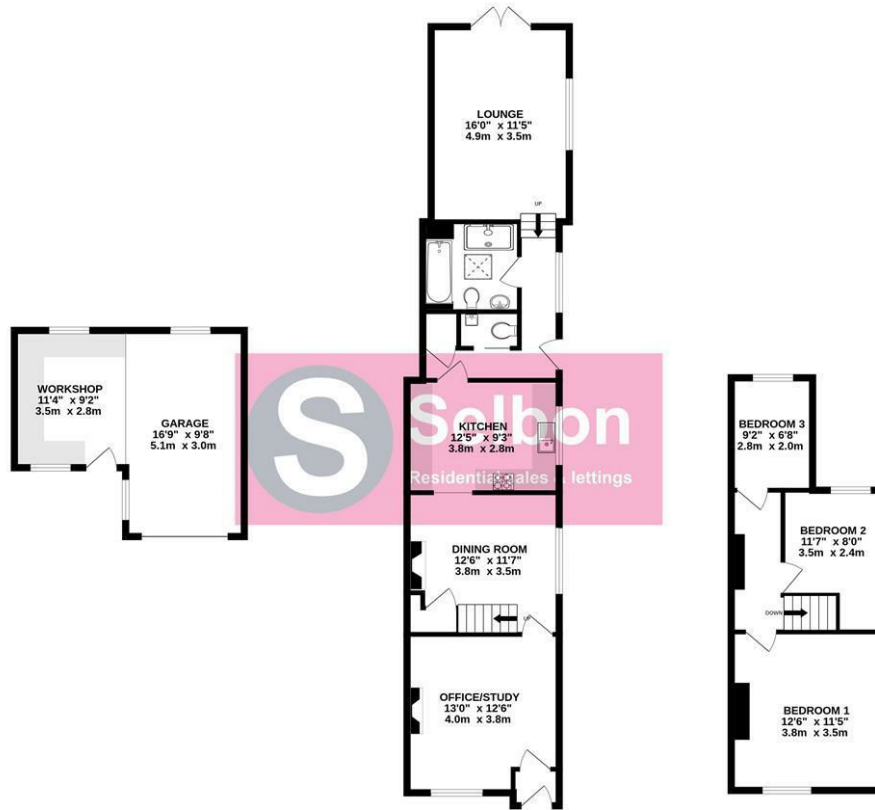






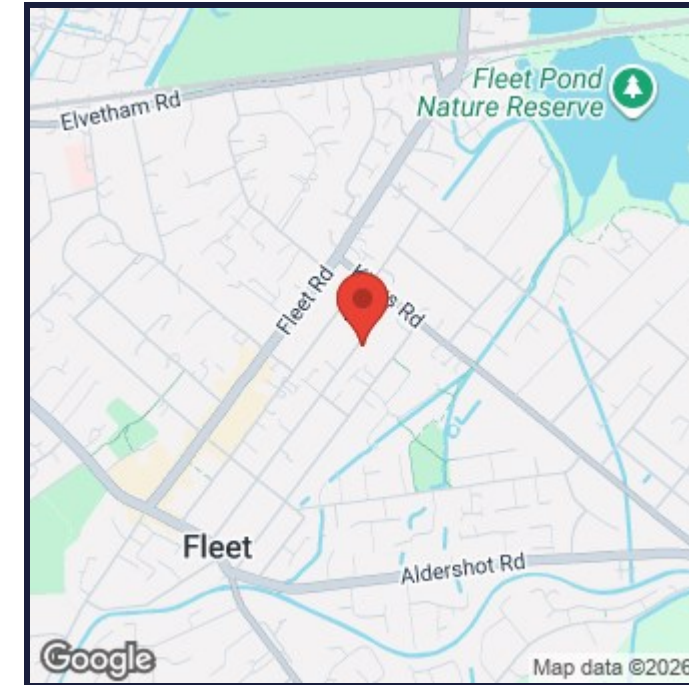


## Floor Plans

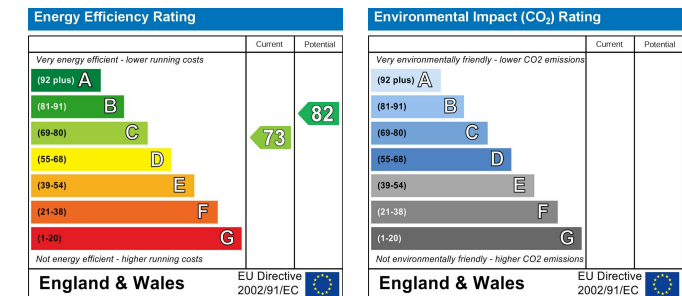


TOTAL FLOOR AREA : 1370 sq.ft. (127.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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## Area Map



## Energy Performance Graph



## Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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## Council Tax Band: D

### Selbon Property Services Ltd

Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: 01252 979300 Email: sales@selbonproperty.co.uk