



Selbon

Residential sales & lettings

Clarence Road, Fleet,
Hampshire, GU51 3RZ

Offers in excess of £475,000 Freehold

3 bedrooms, 1 bathroom, 2 living areas, D

01252 979300

Selbonproperty.co.uk

- Victorian Semi Detached
- 2 Reception Rooms
- Refitted Kitchen
- Gas Radiator Heating & Double Glazed Windows
- Parking To The Rear Of Property (Subject to an annual payment)
- Extended Entrance Hall
- Downstairs Bathroom
- 3 Bedrooms
- Enclosed Rear Garden Measuring Circa 100ft
- Town Centre Location

Selbon Estate Agents are delighted to offer this Victorian, semi detached home to the market, conveniently situated in Fleet town centre with easy access to Fleet main line station.

The home has been subject to extension, remodelling and modernisation over the years, to offer a combination of character and charm with feature fireplaces and wooden floors. alongside all the mod cons expected of today's lifestyle. There is further potential for extension (STPP).

Accessed via a gate leading to a composite front door, which in turn leads to a bright and airy extended entrance hall with stairs to the first floor landing and doors leading to the lounge, dining room and rear garden.

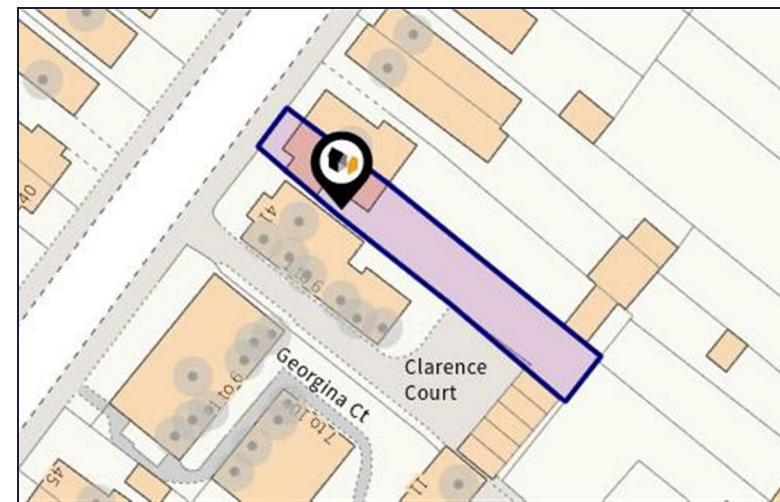
The bay fronted lounge boasts a wood burning stove, the dining room has an understairs storage cupboard & shelving and a step leading down to an inner hallway, where you will find doors leading to the refitted bathroom with a white suite and a refitted kitchen with wooden worksurfaces, a range of eye and base level storage units, some integrated appliances and a double glazed door to the rear garden.

The first floor landing gives access to the three bedrooms, the main bedroom has a feature fireplace and a built in wardrobe, bedroom two has access to the loft space (bedroom 2 used to have a built in wardrobe with the access being changed to bedroom 1, this could be changed back) and bedroom three has a sloping ceiling (with some restricted head height).

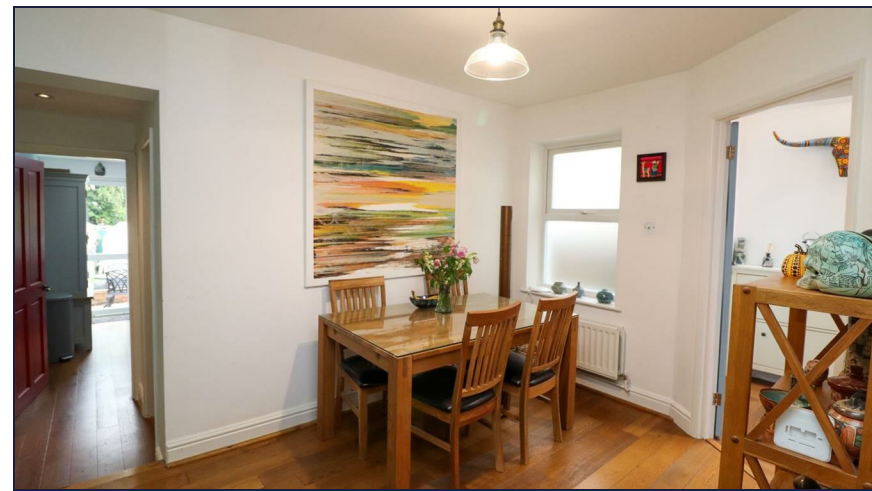
Further benefits include gas radiator heating, double glazed windows, an enclosed rear garden measuring circa 100ft with an insulated garden office and an enclosed courtyard style front garden.

We are advised by the current owners that they receive 2 parking permits for the home and there are electric gates to the rear of the property leading to off road parking. This access is subject to an easement, giving access via Clarence Court parking area and is subject to an annual payment, currently £452.50).

An early viewing is recommended.









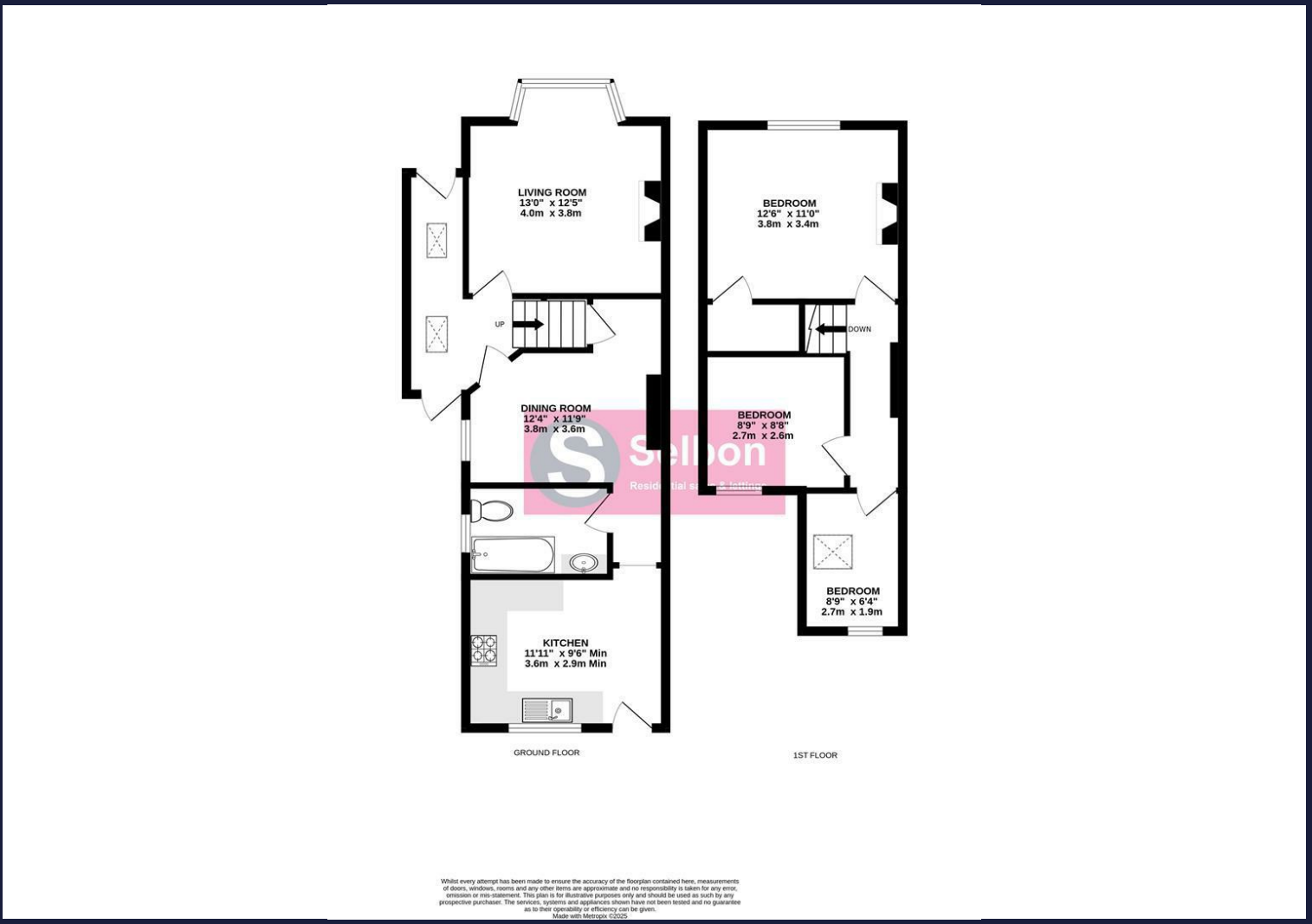








Floor Plans



Viewing

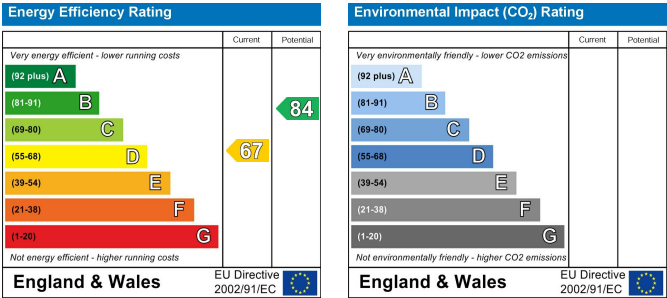
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Area Map



Energy Performance Graph



Council Tax Band: D