



Selbon

Simply Different

Clarence Road, Fleet,
Hampshire, GU51 3RS

Offers in excess of £400,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Older Style Semi Detached
- 13ft Lounge
- 3 Bedrooms & First Floor Bathroom
- Enclosed Rear Garden With Side Access
- Town Centre Location
- Downstairs WC
- 12ft Kitchen/Breakfast Room
- Gas Radiator Heating & Double Glazed Windows
- On Street Permit Parking
- No Onward Chain

Selbon Estate Agents are delighted to offer this older style semi detached property to the market, conveniently located within the heart of Fleet town centre and under a mile from Fleet mainline train station. The current school catchment areas include: Fleet Infant school, Velmead Junior school and Calthorpe Park Secondary school.

The home is currently being used as an Air BNB property with the vendor advising us that the property has a high occupancy rate, as a result, viewings will be conducted on the 4/5/6 & 12/13 May 2026.

Accessed via the front garden, there is a front door giving access to the front aspect 13ft lounge, which in turn has a door leading to the inner hallway with stairs leading to the first floor landing and doors giving access to the downstairs cloakroom which has a white suite. There is a door off the hallway to the 12ft kitchen/breakfast room. The kitchen has a good range of storage units, work surfaces, space for table and chairs and a door leading to the rear garden.

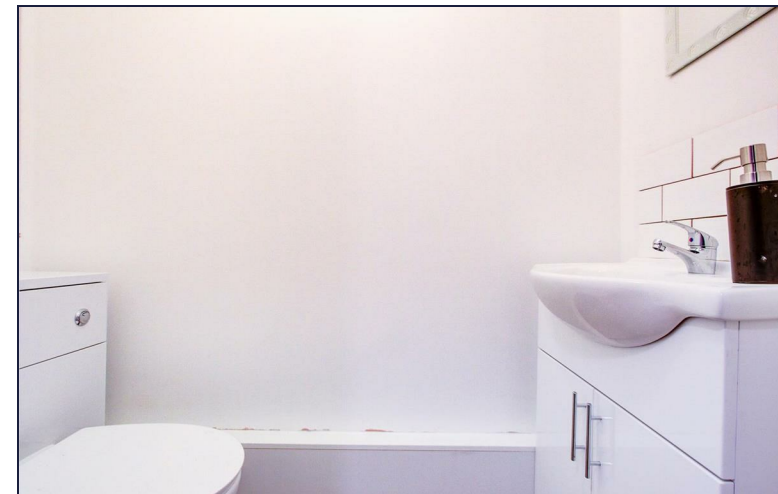
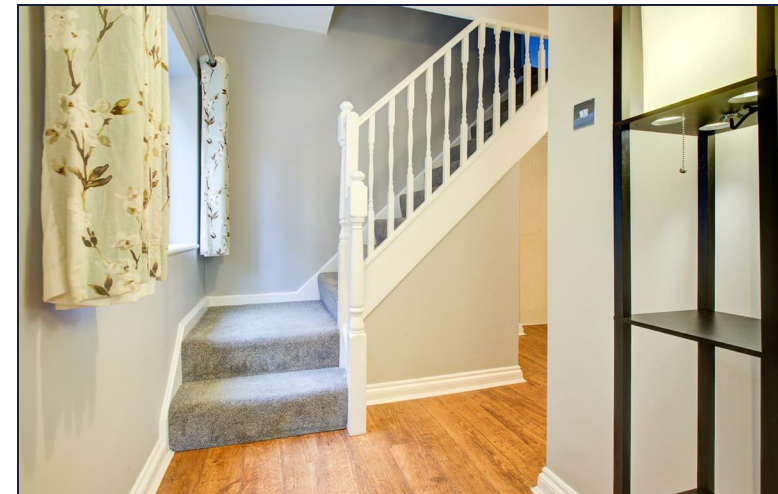
The landing gives access to the three bedrooms and a family bathroom. Bedroom one has built in wardrobes, bedroom two is a double room with bedroom three being a single room.

The property further benefits from gas radiator central heating, double glazed windows, an enclosed rear garden with gated side access and parking is on street with two permits available from the council.

Fleet town centre is within a short walk or drive away with an array of shops, bars and restaurants. For commuters there is easy access to the M3 motorway, A30 and A3, to London and major towns, are a short drive away.

Fleet mainline railway station (Waterloo line) is walkable or a short drive away and for those who love the outdoors, there is easy access to walking, running and cycling routes including Velmead woods, Basingstoke Canal, Caesars Camp, Fleet Pond & Nature reserve to name a few.

Offered with no onward chain, we recommend an early viewing to fully appreciate the features of the home.





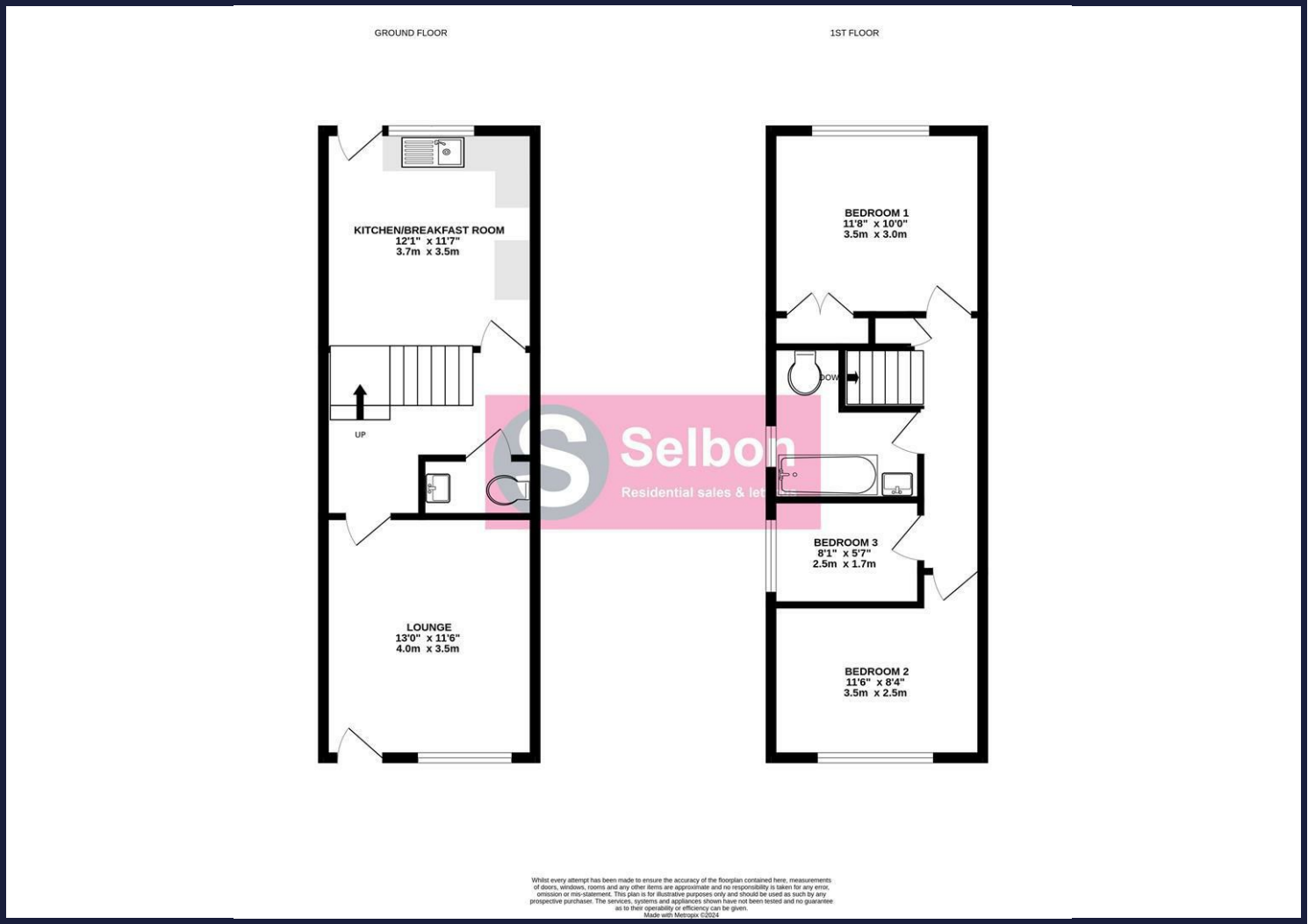








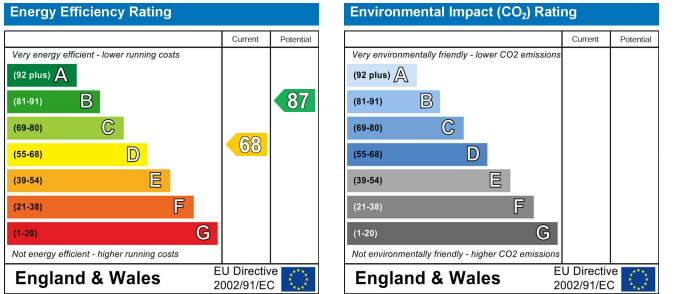
Floor Plans



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: C