

Shetland Way, Fleet
One Bedroom End of Terrace Property



Shetland Way, Fleet, GU51 2UD

The Property

A well presented, one bedroom, semi-detached property, ideally suited for first time buyers or investors. This house is situated on the Ancells Farm development within easy access to the local shops and Fleet mainline station.

The Accommodation

Downstairs, the property is open plan with a lounge area and patio doors leading to a private garden. The kitchen has several eye and base level units and a built-in breakfast bar.

Upstairs there is a double bedroom with fitted wardrobe and a bathroom with a shower attachment over the bath.

Outside

Outside there is an enclosed garden with a decking area and shed, and there is a side gate leading to the front of the property. There is an allocated parking space outside the front of the property.

Location

The property is located in the popular Ancells Farm development, close to Fleet town centre and train station.

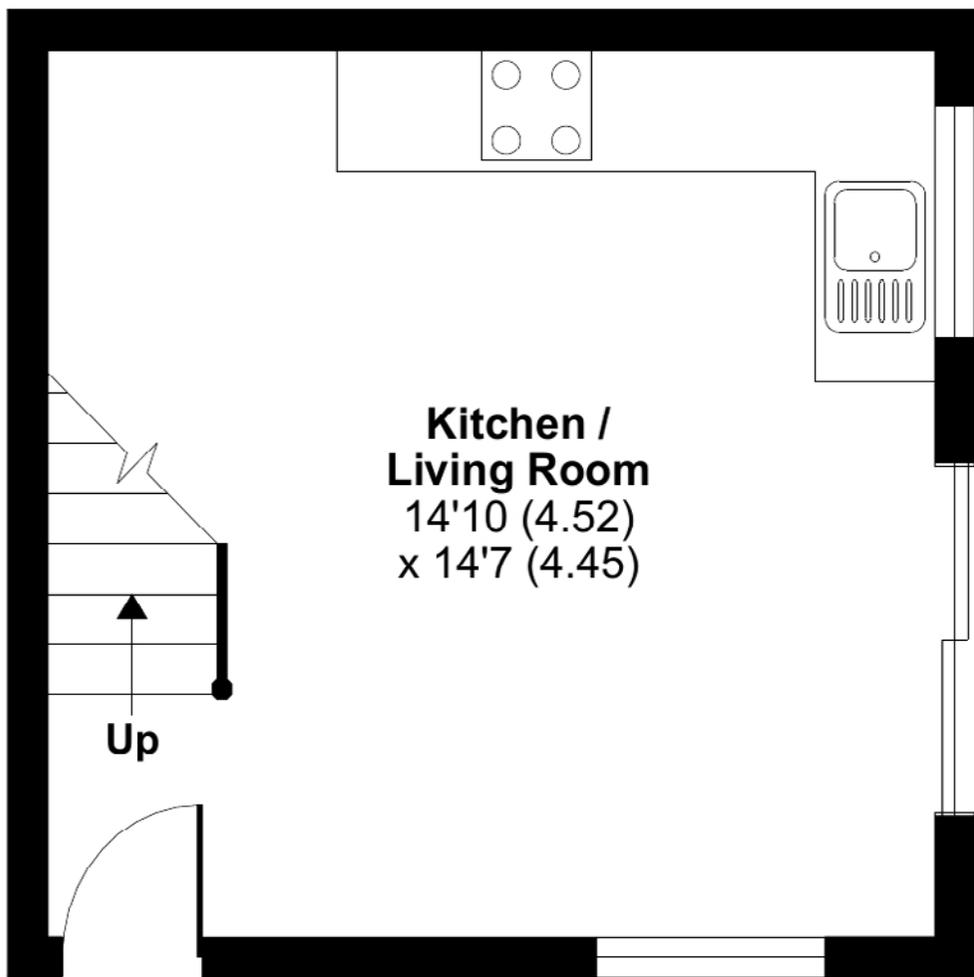
Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various health care services.



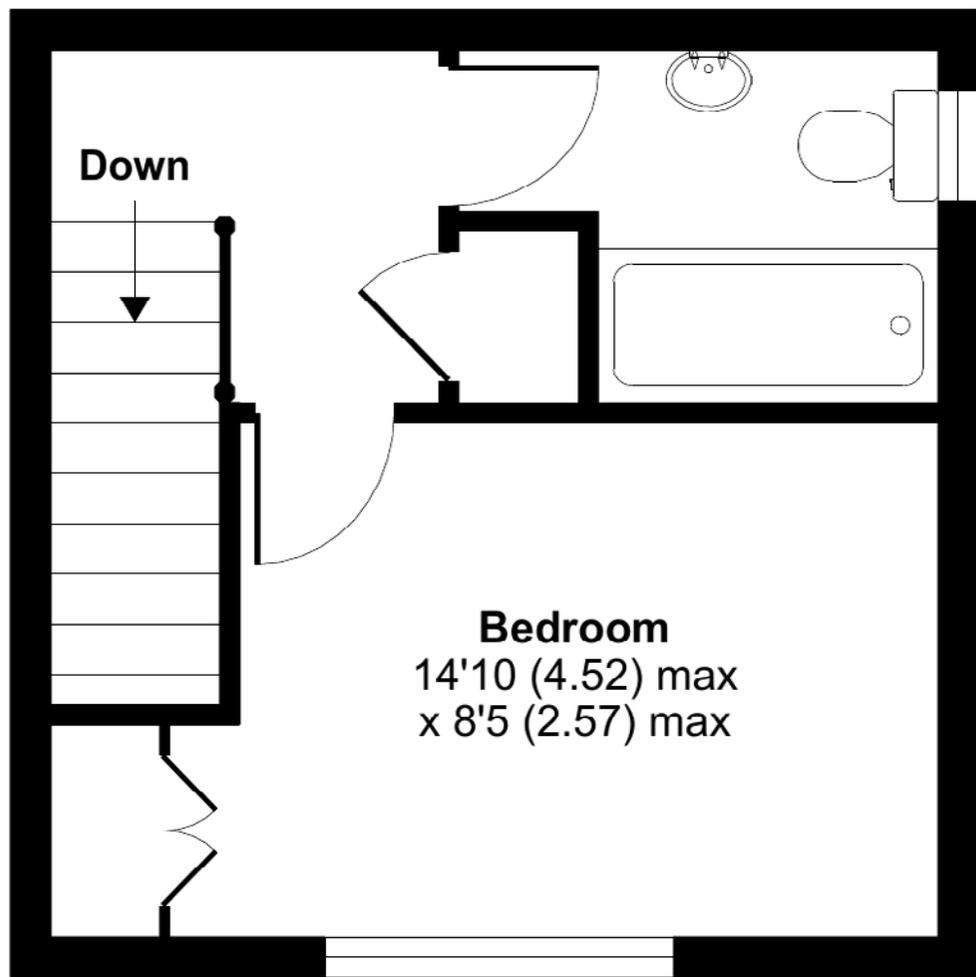








GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for McCarthy Holden. REF: 805290

Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Basingstoke Canal



Fleet High Street

Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU51 2UD Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned.

Viewing

Telephone sole agents
McCarthy Holden: 01252 620640

Services

Mains electricity, water and drainage.
Electric Storage Heating
EPC Rating - D (63)

Local Authority

[Hart District Council](#)
[Council Tax Band - C](#)

McCarthy
Holden 

www.mccarthyholden.co.uk