

Woodlands
Three Bedroom Terraced Property



41 Woodlands, Fleet, GU51 4NX

The Property

This three bedroom terraced property is perfectly situated for both Fleet town centre with its comprehensive range of facilities and Fleet mainline railway station.

Ground Floor

On the ground floor is the entrance hall with cloakroom, storage cupboard and door into the living room which has a large front aspect window, laminate wood flooring, door giving access to the stairs to first floor and door into the dining room.

The dining room has French style doors opening onto the garden and door into the kitchen.

The kitchen is fitted with a range of wood effect Shaker style eye and base level units, oven, hob, extractor, dishwasher and washing machine. There is also a door from the kitchen giving access into the garden.

First Floor

On the first floor are the three bedrooms (two with fitted wardrobes) and the bathroom which is fitted with a white suite including a shower over the bath.

Outside

The rear garden is westerly facing and is enclosed with fencing. There is also a garage which is in a block.

Location

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, restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and various health care services.











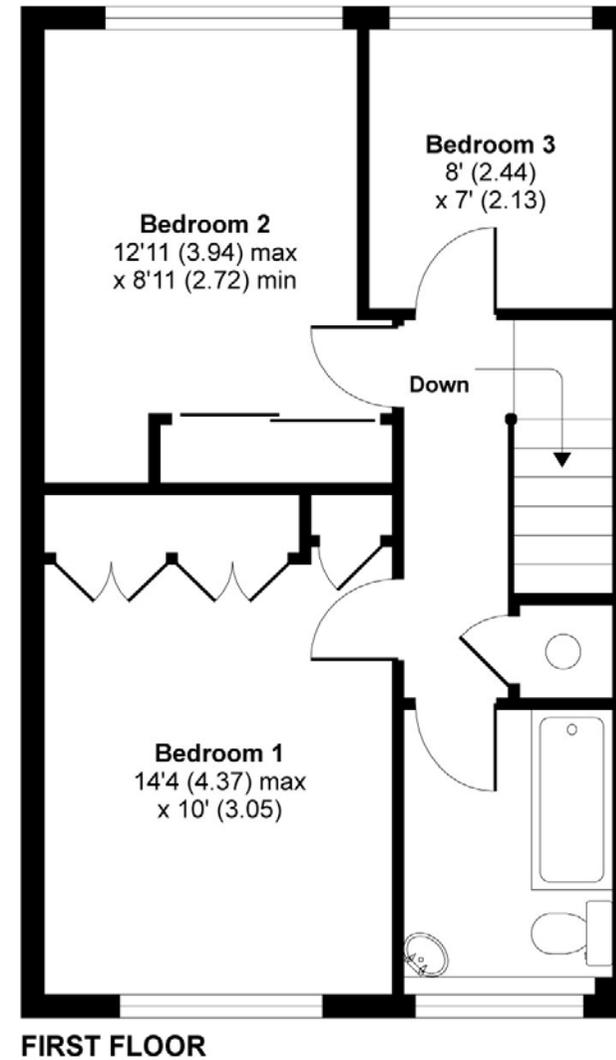
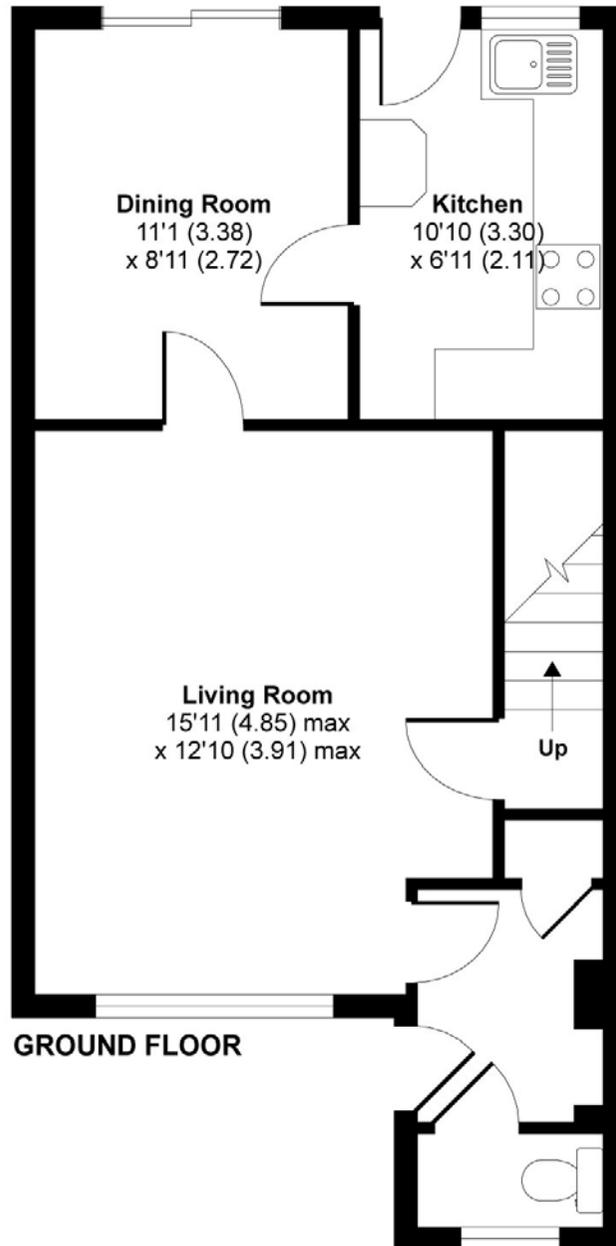






Woodlands, Fleet, Hampshire, GU51

APPROX. GROSS INTERNAL FLOOR AREA 938 SQ FT 87.1 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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).

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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 4 NX. 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.
Gas Central Heating
EPC Rating - C (76)

Local Authority

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

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