

Cherberry Close
Two Bedroom Terraced Property



Cherberry Close, Fleet, GU51 2TD

The Property

This charming two bedroom house with private garden and garage is being offered to the market with no onward chain. Located in the Ancells Farm development, this property is conveniently located within close proximity to Fleet mainline station, Fleet town centre and local amenities, making it an ideal purchase for first-time buyers, investors or anyone looking to downsize.

Ground Floor

The property features a cosy living room/diner with sliding patio doors leading to the private rear garden. The quaint kitchen provides eye and base level units, an electric oven with gas hob, a dishwasher, washing machine and full-sized fridge/freezer.

First Floor

The two double bedrooms offer ample space and storage with bedroom one benefiting from a built-in wardrobe. The family bathroom is well proportioned, fitted with a bathtub and high pressure shower.

The loft also offers ample storage and is full boarded.

Outside

The rear garden is part patio/part grass providing a serene outdoor space, perfect for gardening, barbecues or simply unwinding in the fresh air.

A gate at the top of the garden leads to a single garage and driveway parking. There is also off-road parking at the front of the property.

Additional Information

Hart District Council Tax Band C

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, schools for all age groups, churches of various denominations and various health care services.

Towns such as Basingstoke, Guildford and Reading are all within 20 miles whilst the historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are a short drive away. Heathrow Airport is about 28 miles and Farnborough Airport is about 5 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 5 miles).







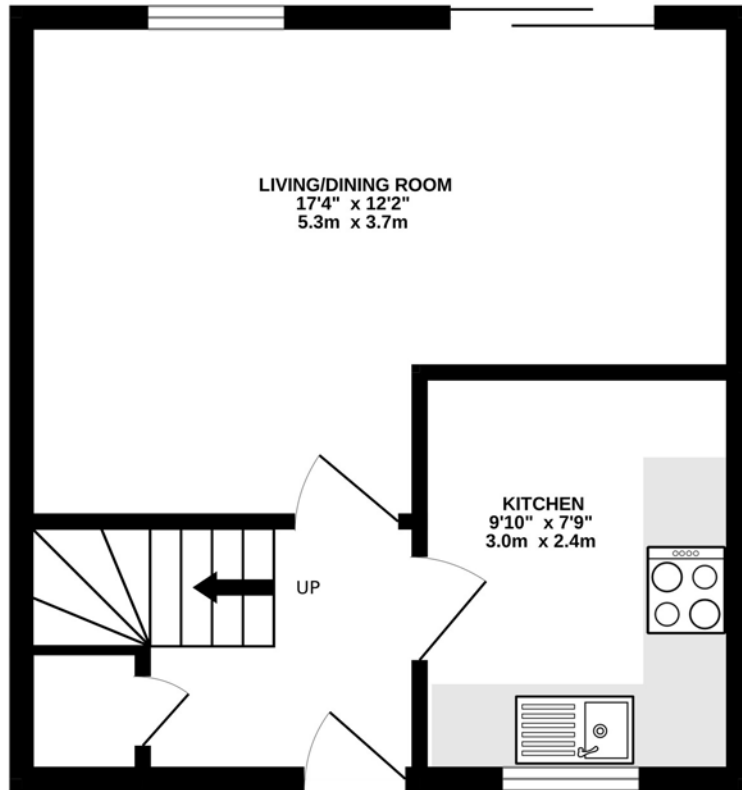




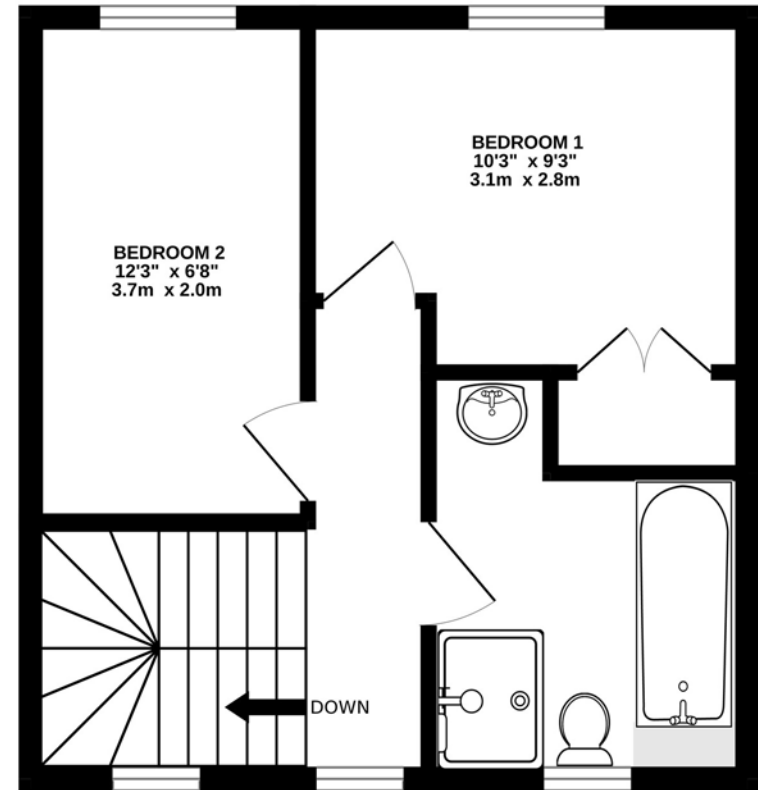




GROUND FLOOR



1ST FLOOR



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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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 2TD. 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 (72)

Local Authority

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

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