

Elvetham Heath Two Bedroom Home



6 King John Street, Fleet, Hampshire, GU51 1JX

The Property

A two bedroom terraced property situated on the ever popular Elvetham Heath development, close to Elvetham Heath Primary School, Elvetham Heath Nature Reserve and a range of local amenities. The property is offered to the market with no onward chain.

Ground Floor

To the ground floor is the entrance hallway with cloakroom and stairs to the first floor.

There is a front aspect kitchen with a range of fitted units plus oven, hob, extractor fan, fridge, freezer, dishwasher, washing machine and tumble dryer.

The living/dining room is rear aspect with storage cupboard and doors opening onto the garden.

First Floor

To the first floor are two bedrooms and a fitted bathroom with power shower over the bath. Bedroom one has a built-in storage cupboard. Bedroom two being rear facing, overlooks the garden.

Outside

Outside the garden has a patio, decking area and shed. There is a gate to the rear of the garden leading to the parking area and garage.

Location

Elvetham Heath is a development with a wealth of amenities including a supermarket, primary school, church and public house. Various activities and facilities are enjoyed by the local community including a football pitch, cycling and running clubs. There is a footbridge close by which gives access to Fleet town centre and Fleet mainline railway station, both within one mile.

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 health care services.











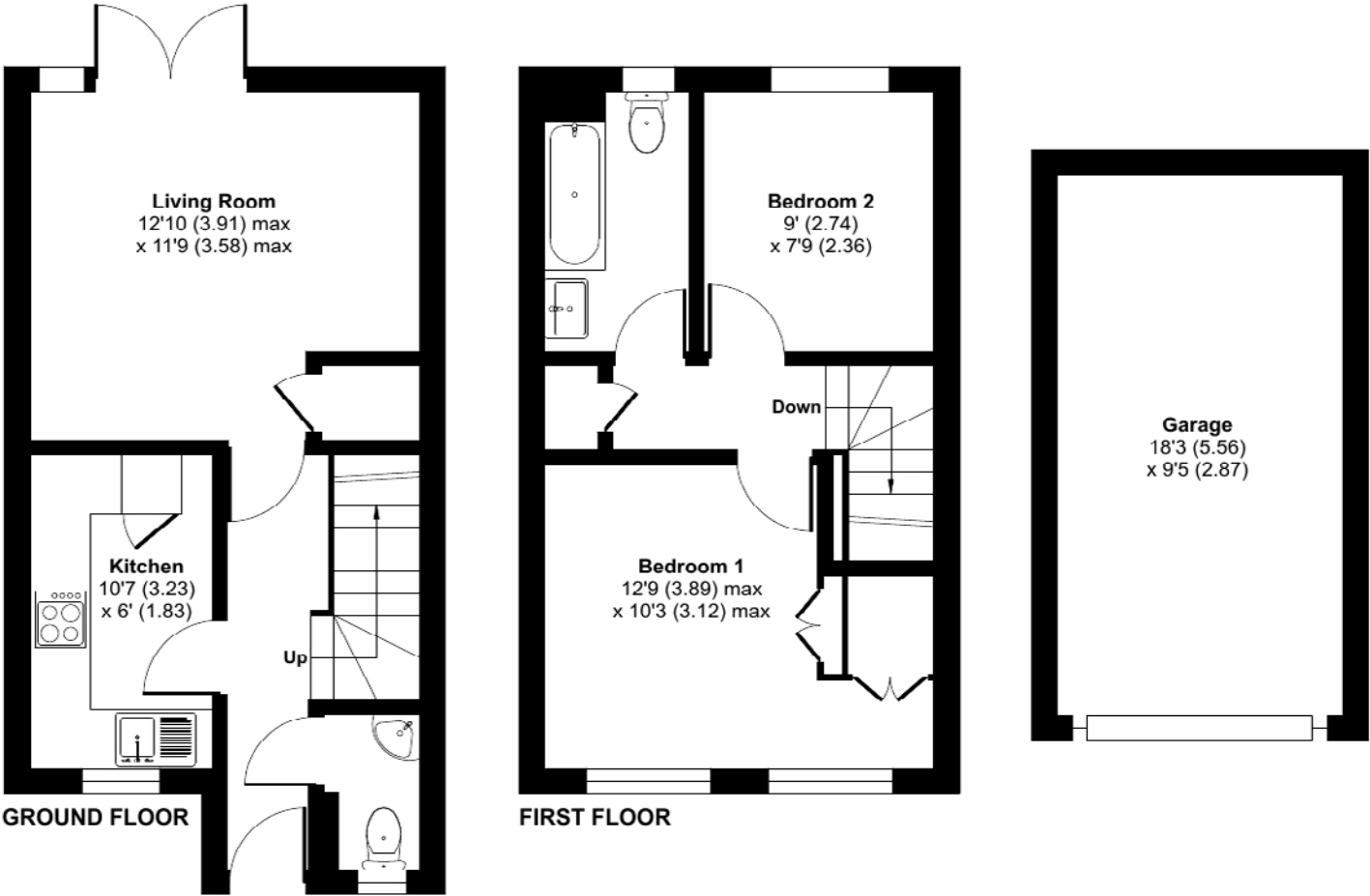
King John Street, Fleet, GU51

Approximate Area = 608 sq ft / 56.4 sq m

Garage = 172 sq ft / 15.9 sq m

Total = 780 sq ft / 72.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for McCarthy Holden. REF: 1017372



Places of interest

Fleet offers a good selection of amenities including schools, sports, leisure and shopping facilities, bars, restaurants and coffee shops plus excellent commuter links via Fleet mainline railway station and the M3 Motorway.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Elvetham Heath Pond/Nature Reserve



Fleet High Street

Consumer Protection Regulations

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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 1HX 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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