

Wickham Place, Church Crookham
Three Bedroom Home



Wickham Place, Church Crookham, Hampshire, GU52 6NQ

The Property

Situated within Church Crookham, this three-bedroom terrace home is offered to the market with spacious and flexible accommodation throughout. Benefits to this property include an enclosed rear garden, 16 ft living/dining room with a bonus of a small study area attached and located within close proximity of Basingstoke canal.

Ground Floor

You are greeted into the property through a spacious entrance hall with access to the downstairs W/C and plenty of storage cupboards. The living/dining room offers a fantastic entertaining space and the bonus of a small study area near the entrance to the kitchen. The 17ft kitchen/breakfast room offers a range of appliances including oven, hob and fridge/freezer. At the end of the kitchen, you have access into the garden.

First Floor

Upstairs the property offers three generous bedrooms with the main bedroom offering built in storage space. The first-floor accommodation is finished with the family bathroom which offers a sink, toilet and bath with shower overhead.

Outside

The well-presented garden offers a fantastic entertaining space, and it is mainly laid to lawn with a mixture of mature flowers, trees and shrub borders. Outside the rear of the property, you will find a patio area which is ideal for al fresco dining.

Additional Information

The tax band is C and the local council is Hart.

Location

Church Crookham is a suburban area contiguous with Fleet town centre which is desirable due to its proximity to local amenities, schools and woodland areas. Fleet has excellent commuter links with trains to London Waterloo from 43 minutes via the mainline rail station and Junction 4a of the M3 motorway linking 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.















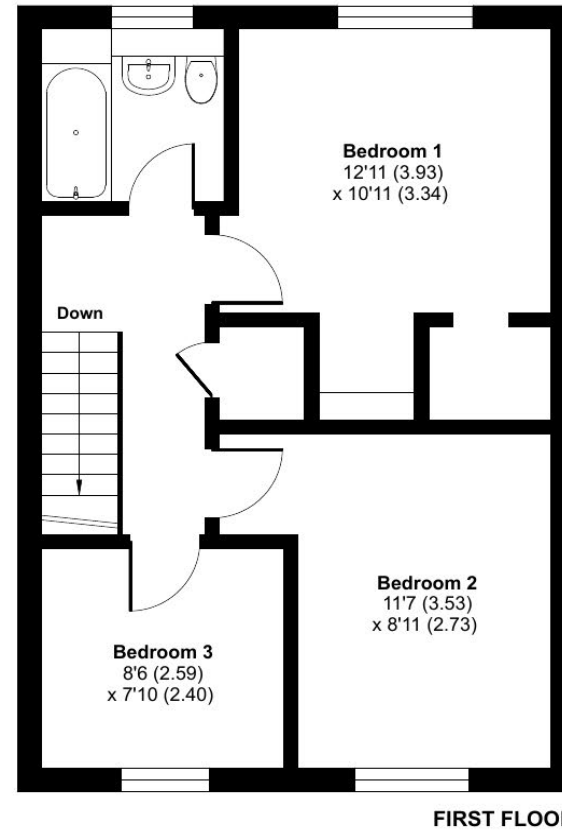
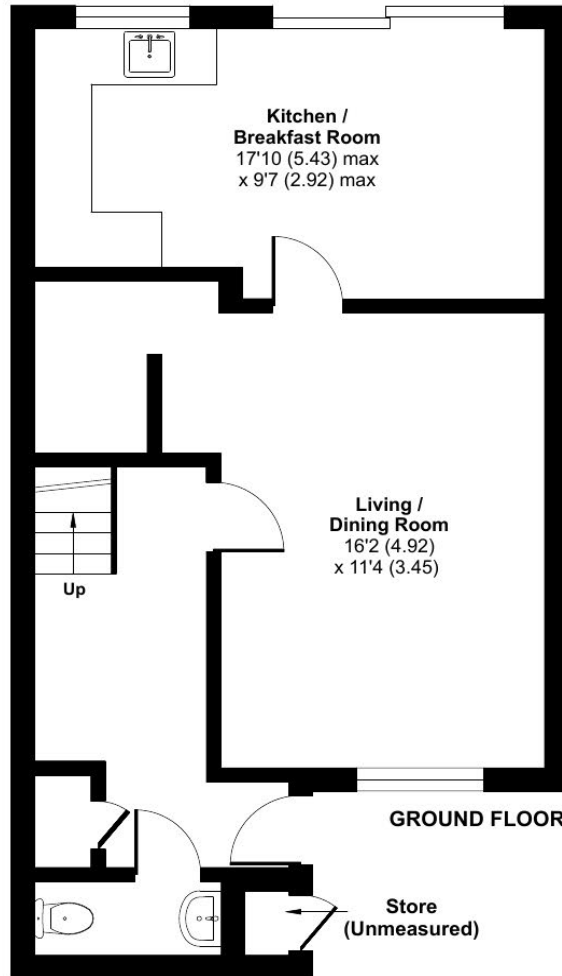




Wickham Place, Church Crookham, Fleet, GU52

Approximate Area = 986 sq ft / 91.6 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1208386

Places of interest

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



Basingstoke Canal



Fleet High Street



Fleet Train Station



Fox & Hounds Pub

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.

Services & Material Information

Water – Mains
Gas – Mains
Electric – Mains
Sewage - Mains
Heating – Gas Central Heating

Materials used in construction - Brick, Tiled roofs
EPC - C (72)
Broadband Checker - <https://www.openreach.com/fibre-broadband>
Mobile Signal - Unknown, depends on carrier
To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>
Accessibility Accommodations - None

Directions - Postcode GU52 6NQ. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

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

Viewing
Telephone sole agents
McCarthy Holden: 01252 620640

Local Authority
Hart District Council
Tax Band C

McCarthy
Holden 

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