

Nether Vell Mead  
Two Bedroom mid Terrace Property





# Nether Vell MEad, Church Crookham, Fleet, Hampshire, GU52 0ZG

## The Property

A two bedroom mid terrace house, situated on the favourable development of Zebon Copse and offered to the market with no onward chain.

## Ground Floor

On the ground floor is a front aspect kitchen which is fitted with a range of base and wall mounted units, under a roll top work surface with an integrated oven and hob as well as space further appliances. The rear aspect living room has a large window, each side of the door leading to the rear garden, flooding the room with lots of natural light.

## First Floor

To the first floor are two bedrooms and a bathroom.

## Outside

The rear garden has a large area of patio which is ideal for entertaining with the rest of the garden being laid to artificial lawn. There is a large shed and a gate giving access to the front of the property at the bottom of the garden.

## Additional Information

Hart District Council Tax Band C

## Location

Situated in the desirable Church Crookham, this home provides easy access to the Basingstoke Canal, offering scenic walks, cycling paths, and jogging trails for outdoor enthusiasts.

Church Crookham is a popular residential area of Fleet which is a thriving community offering excellent commuter links with trains to London Waterloo from 43 minutes via the mainline rail station and Junction 4a of the M3 motorway. Fleet town centre has extensive shopping and leisure facilities, infant, junior and senior schools, churches of various denominations and health care services including GP Surgeries, Dental Practices, Opticians and Fleet Hospital. Fleet also has Hampshire's largest freshwater lake which is now a nature reserve, in addition to the Basingstoke Canal whilst North Hants Golf Course is an established home for golf in Fleet. The historic market towns of Farnham and the picturesque villages of Hartley Wintney and Odiham are also nearby.























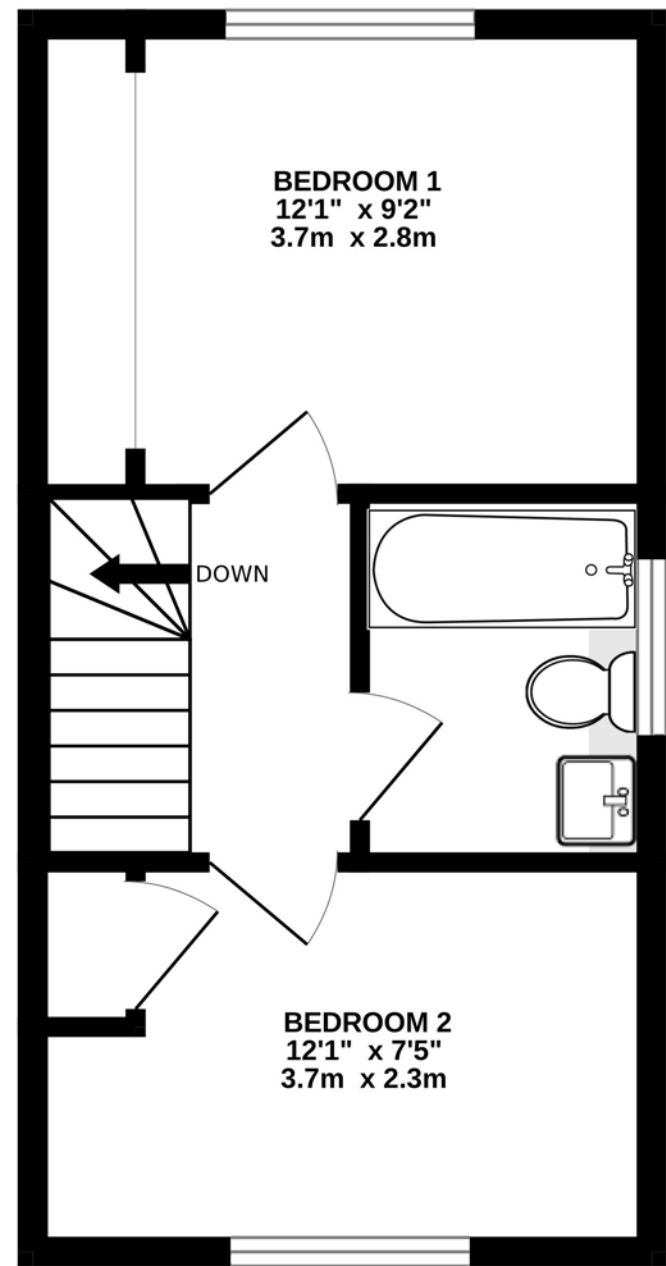
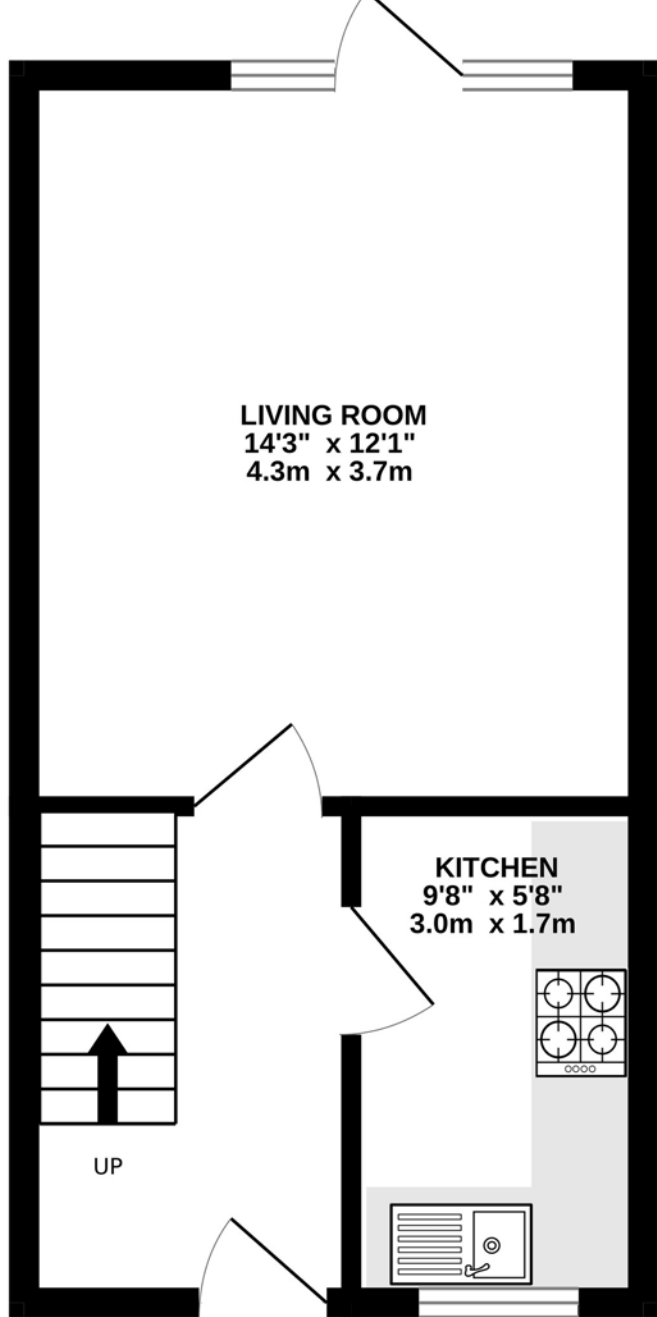














# Places of interest

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



Fleet Pond



Fleet Rail Line



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 3RN. 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 - D (67)

### Local Authority

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



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