

Turners Avenue  
Four Bedroom Town House





## 57 Turners Avenue, Fleet, GU51 1DU

### The Property

This well-presented four bedroom town house is situated on the popular Elvetham Heath development close to local school and amenities.

### Ground Floor

The flexible accommodation is arranged over three floors with the ground floor comprising a rear aspect family room with French style doors opening onto the rear garden. There is also a study/bedroom 4, utility room and cloakroom on the ground floor.

### First Floor

On the first floor is the living room/dining room which has double doors opening to a Juliet balcony. The kitchen/breakfast room is front aspect with a further Juliet balcony off the breakfast area. The kitchen is fitted with a range of white gloss eye and base level unit plus integrated appliances including oven, hob, extractor fan, fridge/freezer and dishwasher.

### Second Floor

The three remaining bedrooms and the family bathroom are on the second floor. Bedroom one also benefits from an en-suite shower room.

### Outside

To the front is a fenced area of garden with footpath to the front door. The rear garden is enclosed with fencing and is laid with a selection of paving, decking and lawn. The property further benefits from a garage and driveway parking.

### Additional Information

There is an annual service charge which is currently £178.82 - paid six monthly.

### 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.

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





















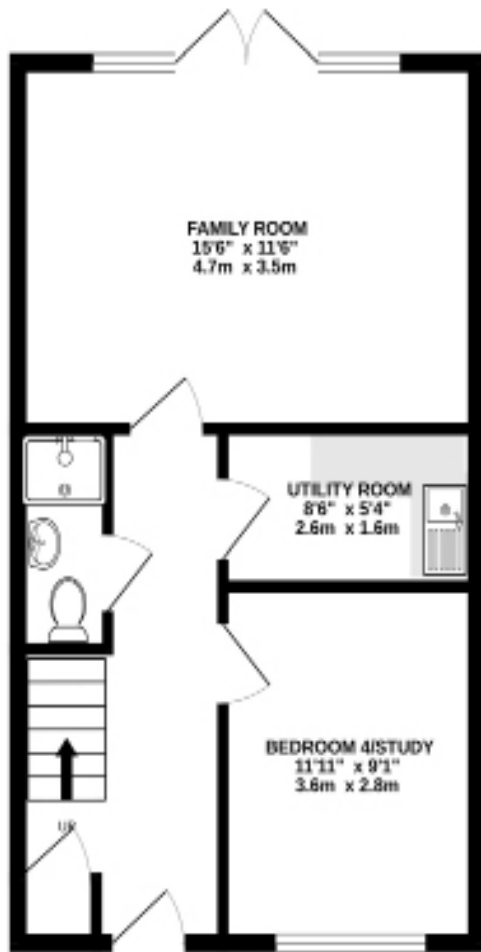




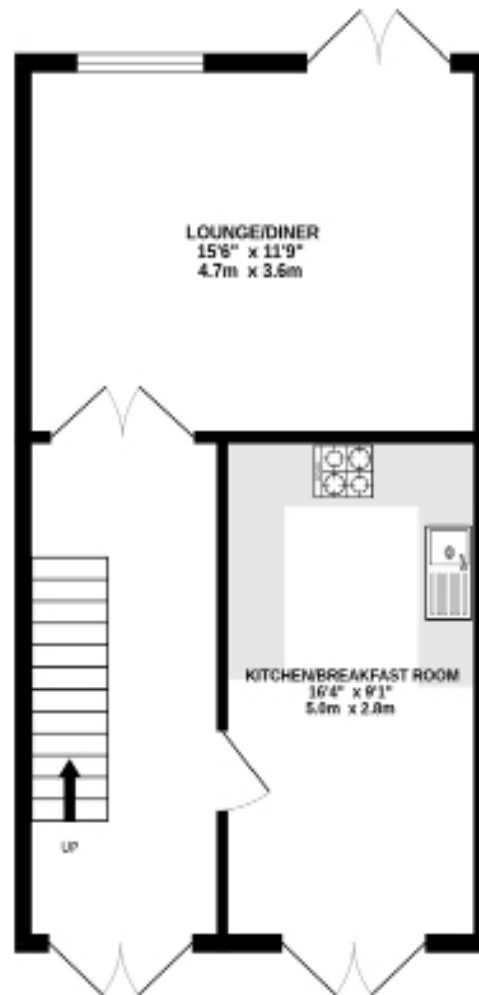




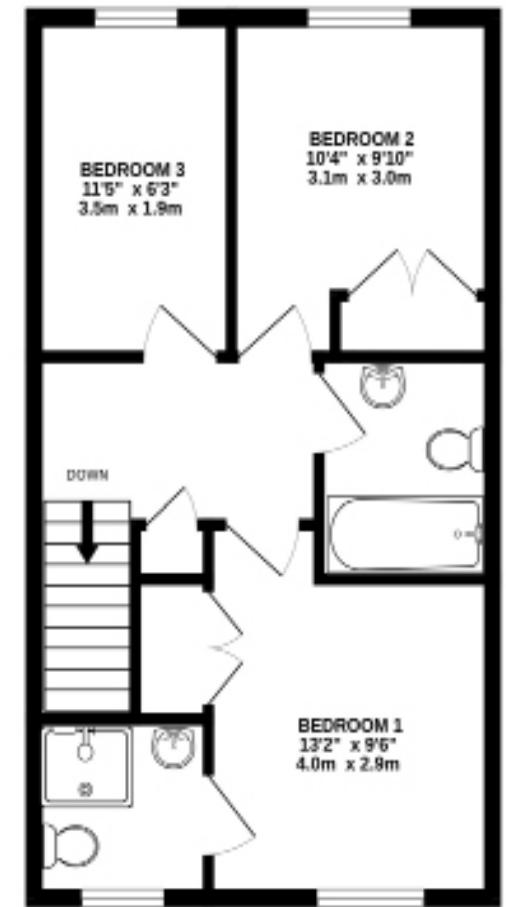
GROUND FLOOR



1ST FLOOR



2ND 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).

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 1DU 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 (74)

### Local Authority

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

McCarthy  
Holden 

[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)