

Vigo Lane, Yateley
Three Bedroom Detached Property



Vigo Lane, Yateley, GU46 6EP

The Property

We are delighted to bring to the market this well presented, three bedroom, detached family home situated on the outskirts of Yateley.

Ground Floor

On the ground floor you have an entrance hall with cloakroom, a dining room, kitchen and living room. There is laminate wood flooring throughout the ground floor and cream tiled flooring in the kitchen. The kitchen is fitted with eye and base level cream front units and blue tiled splashback. Both the kitchen and living room have bay window French patio doors that open out on to the rear garden.

First Floor

To the first floor are three bedrooms and family bathroom plus en-suite shower room to bedroom one. Bedroom two is currently being used as a dressing room boasting ample built-in storage.

Outside

The south facing rear garden is block-paved with double gates leading from the driveway. A row of trees on the right hand side of the garden creates a great privacy barrier from the neighbouring houses.

Additional Information

The council tax band for this property is E

Location

Yateley, which has a population of around 20,500, is situated in the north east corner of Hampshire and acquired the status of a town in January 1975. It covers an area of 2,722 acres stretching northwards from the A30 to the River Blackwater, which forms the boundary with the Royal County of Berkshire.

The town includes the areas of Darby Green, Frogmore and part of Blackwater, and also includes the greater part of Blackbushe Airport within its boundary. The town itself is a mixture of old and new developments; during the last 35 years it has expanded dramatically. There are village greens, play parks, GP surgeries, schools, churches and many other local services in various locations throughout the town.

For commuters, the nearest train stations are Fleet, Blackwater, Sandhurst and Camberley, and the main roads include the M3 which links to the M25.



















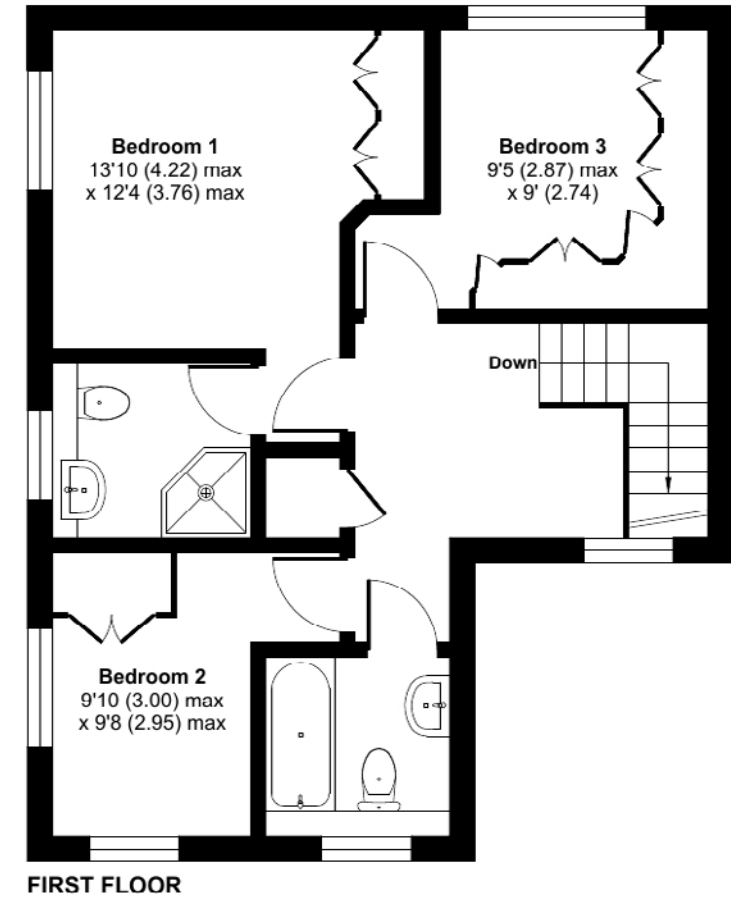
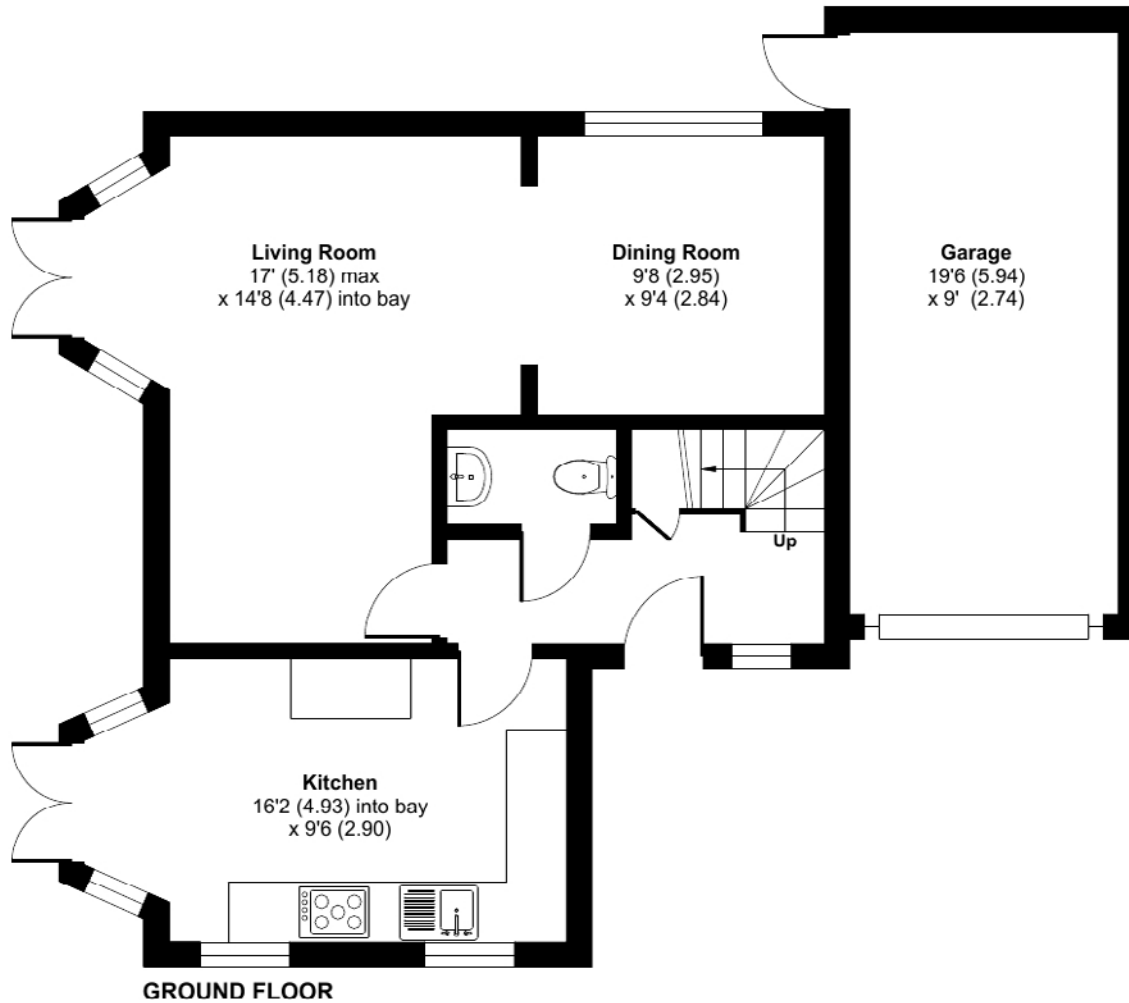
Vigo Lane, Yateley, GU46

Approximate Area = 1046 sq ft / 97.1 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 1222 sq ft / 113.4 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1111589





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 GU46 6EP. 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 (73)

Local Authority

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

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