



34 Church Road, Fleet, Hampshire. GU51 4NB.
Guide Price £265,000

- Rare 1 bedroom freehold house
- UPVC double glazing
- Modern Shaker style kitchen
- Double bedroom with twin windows
- Viewing advised
- Private garage & parking space
- Gas radiator heating
- Bright & spacious living room
- Modern white bathroom suite

Description

This rare one-bedroom freehold house enjoys a sought-after position in Church Road, just a short walk from Fleet town centre and its excellent mix of shops, restaurants and transport links. Offering both charm and practicality, the property is ideal for first-time buyers, downsizers or investors alike. The accommodation includes a bright and spacious lounge, a well-presented Shaker style kitchen complete with oven, hob, extractor, fridge/freezer and washing machine, and a generous double bedroom with the benefit of twin windows allowing for plenty of natural light. A modern bathroom with a crisp white suite completes the interior. Further advantages include UPVC double glazing and gas fired radiator heating, ensuring comfort and efficiency. Outside, the property enjoys its own open plan lawned front garden, along with the rare bonus of a private garage and additional parking. With a potential rental income of around £1,250 per calendar month, this home also represents an attractive buy-to-let investment. Combining convenience, style and a prime Fleet location, it is an opportunity not to be missed.

Directions

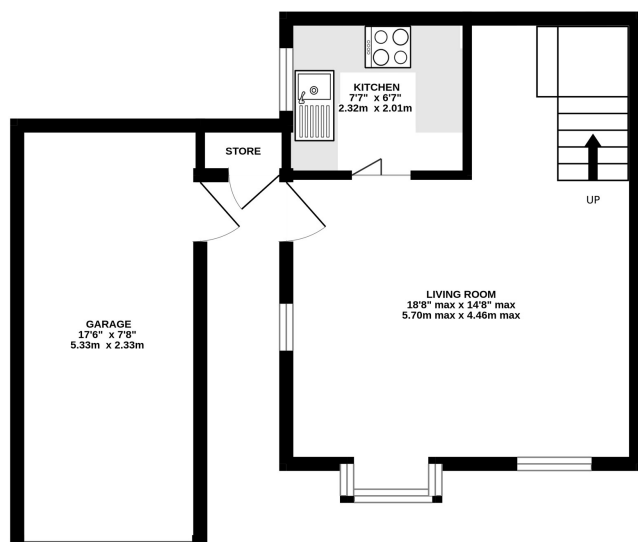
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Local Authority

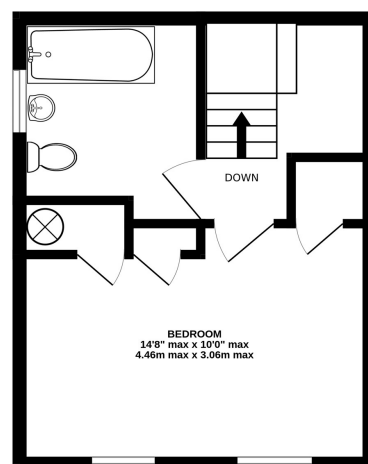
Hart

Band B

GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.7 sq.m.) approx.

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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.