

Linkway, Fleet
Two/Three Bedroom Bungalow



Linkway, Fleet, Hampshire, GU52 7UN

The Property

This substantially extended two/three bedroom bungalow is located within the popular Courtmoor area of Fleet close to local amenities and within easy access of the comprehensive facilities of Fleet town centre as well Fleet mainline railway station.

A particular feature of the property is the spacious living room to the rear of the property which features French doors to the rear garden.

The kitchen has a range of wall and floor mounted units.

There are two/three bedrooms (one with fitted wardrobes) and a shower room.

The property further benefits from a utility room and separate WC.

Outside

The property is approached via a block paved driveway providing off-street parking leading to the garage which has an electric door.

The rear garden can be accessed via the side of the bungalow and has a selection of interesting features including a seating area, artificial grass and a selection of shrubs and plants.

Location

Ideally located for local amenities, the property is also within easy access of Fleet town centre and Fleet mainline railway station.

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 health care services.





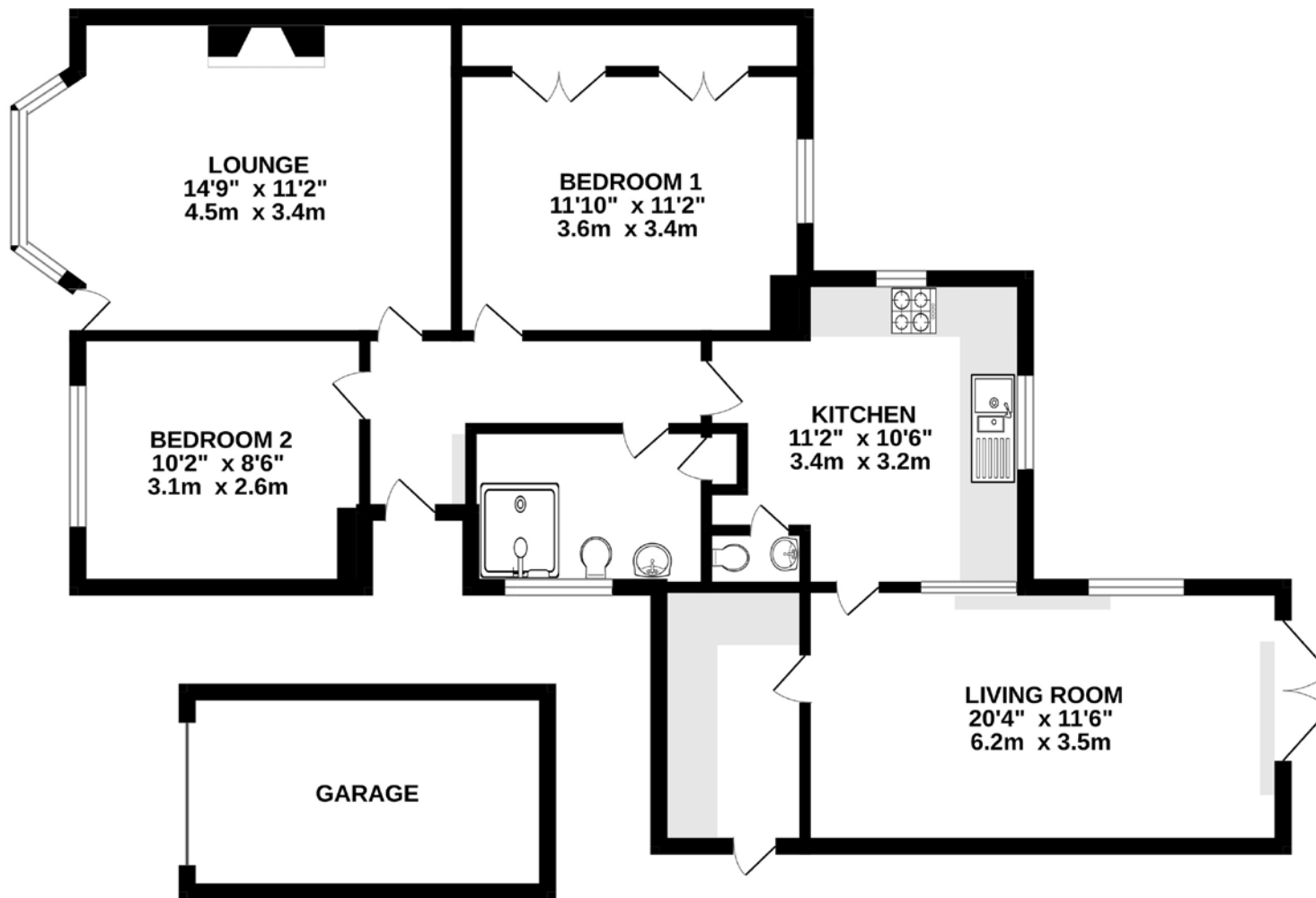












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.





Places of interest

Fleet offers a good selection of amenities including schools, sports, leisure and shopping facilities, bars, restaurants and coffee shops plus excellent commuter links via Fleet mainline railway station and the M3 Motorway.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Elvetham Heath Pond/Nature Reserve



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 GU52 7UN 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 (69)

Local Authority

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

McCarthy
Holden 

www.mccarthyholden.co.uk