



Swaledale Gardens | | Fleet | GU51 2TE

Offers In Excess Of £340,000

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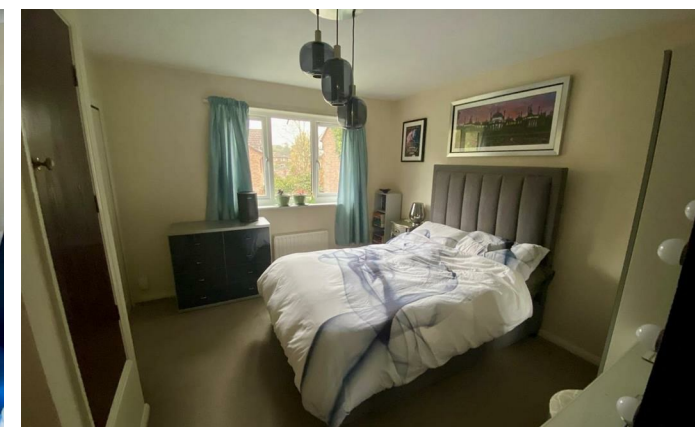
Waterford's W
Residential Sales & Lettings

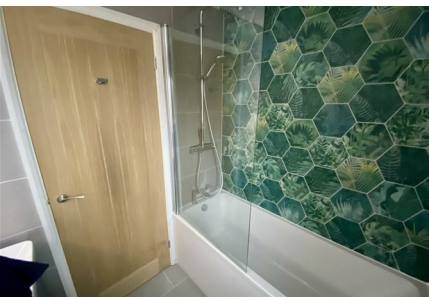
Swaledale Gardens |
Fleet | GU51 2TE
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Offered to the market is this 2-bedroom home with private rear garden, electric car charger and presented in excellent condition throughout making it ideal for first-time buyers and investors alike.

- 2 Bedroom Home
- Good Condition Throughout
- Popular Ancells Farm Area
- Driveway with Electric Car Charger
- Newly Re-fitted Family Bathroom
- Ideal for First Time Buyers
- Quiet Cul-De-Sac Location
- Kitchen and Utility room
- Private Rear Garden
- Council Tax Band: C

Welcome to this charming end terrace house located in the picturesque Swaledale Gardens, Fleet. This delightful property boasts a spacious entrance hall with large storage cupboard and a modern kitchen with built in appliances, new double glazing windows and further benefiting from a new boiler replaced in the last 2 years. To the rear you will find the cosy reception room with sliding doors leading out onto the patio perfect for relaxing or entertaining guests. With two bedrooms, both benefiting from built in wardrobes there is ample space for a small family, a couple, or even a single occupant looking for a spare room or home office. This home further benefits from a





newly refitted family bathroom.

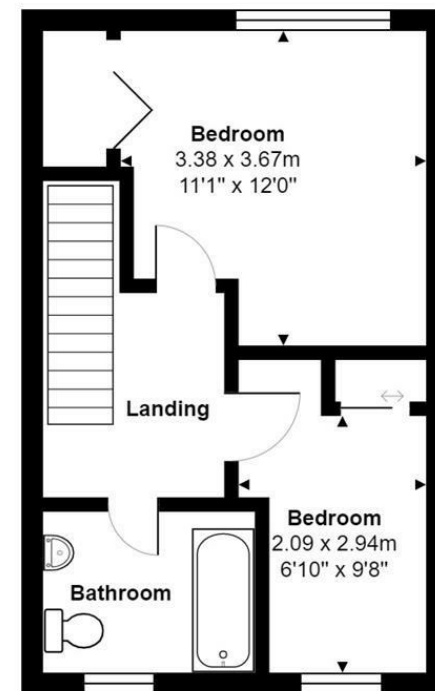
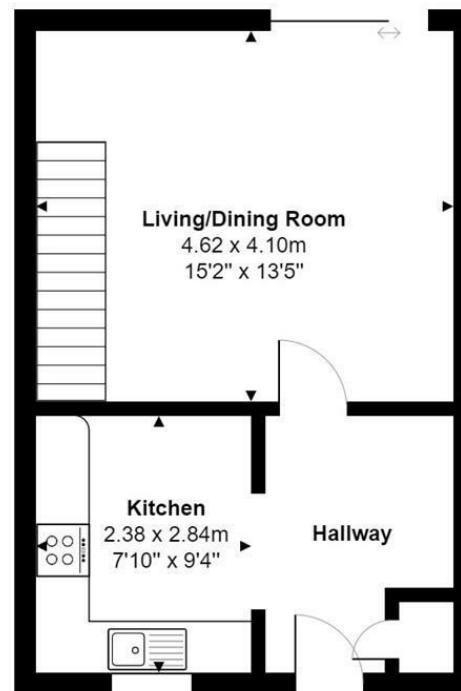
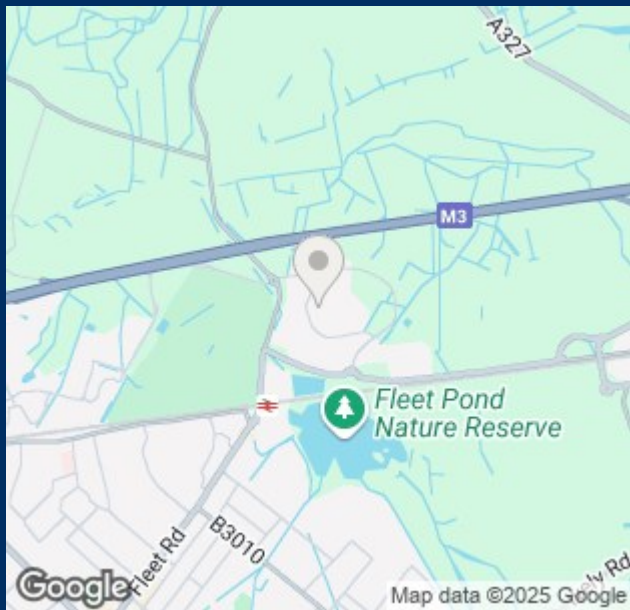
Out the rear you will find the private South-facing rear garden which is mainly laid to lawn. Convenience is key with parking available for one vehicle along with the electric charging point and with scope to add an additional space, ensuring you never have to worry about finding a spot after a long day. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this property offers a fantastic chance to own a piece of the desirable Fleet area.

Fleet is ideally situated for access to the M3 and other major road links, along with its mainline station providing fantastic rail links to Waterloo, Basingstoke and Southampton. The local bus service also offers links to the surrounding towns of Farnborough, Aldershot and Farnham. Easy access to surrounding countryside including Fleet pond nature reserve, a notable beauty spot. In addition to the town's desirable location, contributes to why Fleet has recently been voted the best place to live in the UK by the Halifax quality of life study, and making Fleet a popular choice for families and commuters alike.

Waterfords are delighted to represent this family home, and viewings are highly recommended to truly appreciate the opportunity. Book your viewing today!

Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.



Total Area: 62.9 m² ... 677 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	66
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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