



A charming end of terrace Victorian cottage opposite Phoenix Green Common, overlooking a duck pond.

Entrance hall/study, sitting room with Clearview Pioneer log burning stove, dining room with ornamental fireplace, modern fitted kitchen with wooden work surfaces, freestanding gas cooker, dishwasher, washer/dryer and tall integrated fridge with freezer compartment. Upstairs, the main bedroom has an ornamental fireplace and modern oak double wardrobe, bedroom two is also a double with an ornamental fireplace. The contemporary bathroom benefits from both a bath and walk in shower cubicle. There is a storage cupboard on the landing and gas central heating throughout.

Outside there is a front garden with lawn, mature fruit trees and planted borders. There is an additional garden area to the side, with a vegetable plot and garden shed with double power socket and light. To the rear, there are two gravel courtyards, a log store, refuse storage area, water butt and summer house/home office with electricity supply and telephone point (approximate interior size: 3.48 metres wide x 1.77 metres deep).

There is off-road private parking for up to 3 cars at the front of the property.

\*\*\*Gardening service of 36 hours across nine months within a 12 month period included\*\*\*

Energy Efficiency rating - D / Council tax Band - E / Tenancy Length – minimum of 12 months

#### ADDITIONAL CHARGES

Security deposit - £2,076.00 (5 weeks rent), Holding deposit – £415.00 (equivalent to 1 weeks rent - Holding deposit deducted from 1st months' rent due on successful completion of a tenancy, but non-refundable should a Tenant withhold/provide misleading information that may affect their application, or if they withdraw)

Further Tenant fee information available on; [mccarthyholden.co.uk/wp-content/uploads/2024/04/Tenant-Fees-%E2%80%94-New-Tenancies-2024.pdf](https://mccarthyholden.co.uk/wp-content/uploads/2024/04/Tenant-Fees-%E2%80%94-New-Tenancies-2024.pdf)

McCarthy Holden is a member of the Propertymark client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme.



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