



Situated within the popular Eden Brook Village Development and within close proximity to the Country park and sought after school catchments sits this well presented, modern three bedroom family home.

Accommodation comprises to the ground floor a modern cloakroom, with contemporary open plan dining/kitchen/living room, with French doors to the garden patio, a modern and light-filled kitchen features a variety of sleek base and eye-level units, along with integrated appliances such as an oven, hob, micro wave, fridge/freezer, and dishwasher.

The first floor accommodation comprises three bedrooms with the main bedroom benefitting from fitted wardrobe and en-suite, good size bedroom two, and single bedroom three, the first floor accommodation is completed with a family bathroom. Large storage cupboard housing large water tank and washer/dryer.

The Grounds

The property benefits from parking and a garage. The rear garden is low-maintenance, offering patio, and a further seating area, and lawn to enjoy.

The property comes to the market unfurnished and available now.

Energy Efficiency rating - C Council tax Band - G Tenancy Length – 12 months

ADDITIONAL CHARGES

Security deposit - £2,301.00 (5 weeks rent), Holding deposit – £460.00 (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/2024/07/Tenant-fees-new-tenancies.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.



WILLOWBOURNE, FLEET

£1,995 pcm