



Situated in the sough after village of North Warnborough, this charming terrace two bedroom cottage retaining many character features is offered to the market unfurnished and available end of September.

The accommodation on the ground floor includes a sitting room with fireplace with electric fire, a refitted kitchen with washing machine, oven and under counter fridge and access to a small outside garden space (which has an outhouse for storage and fridge/freezer). Upstairs the property offers two bedrooms with the master benefiting from storage space and a refitted shower room.

Outside there is also a large shed and on street parking. There are good transport links with easy access to the M3 motorway and direct links to London Waterloo and Southampton from Hook's rail station where there are also indirect routes to Reading and Salisbury.

Unfurnished and available 7th May.

Energy Efficiency Rating - D Council Tax Band - D Tenancy - 12 month

ADDITIONAL CHARGES - Security Deposit - £1,384.00 (5 weeks rent), Holding Deposit - £276.00 (equivalent to 1 weeks rent - holding deposit deducted from first 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: www.mccarthyholden.co.uk/wp-content/uploads/209/05/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.S



THE STREET, NORTH WARNBOROUGH

£1,200 pcm