



Presented to the market is this three bedroom family home located on Elvetham Heath close to Fleet town centre and main road and rail routes.

The property is neutrally decorated and accommodation comprises entrance hall, cloakroom, large living room, leading to the kitchen/breakfast room with ample storage cupboards, integrated appliances, space for table and chairs, patio doors to the garden.

The first floor landing has access to the loft, there are doors leading to the main bedroom with a double built in wardrobe, airing cupboard, en suite shower room, the second bedroom is a good size double with a double built in wardrobe, bedroom 3 and there is a bathroom with a white suite.

To the rear of the property is an enclosed garden with paved patio area, area of lawn, gated side access.

Parking: - The property benefits from 2 allocated parking spaces in tandem.

The property comes to the market unfurnished. Property available 29th April

Energy Efficiency Rating - E / Council Tax band - D / Tenancy length - 12 months

#### ADDITIONAL CHARGES

Security deposit - £1,961.00 (5 weeks rent), Holding deposit – £392.00 (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/2019/05/Tenant-fees-new-tenancies.pdf](https://mccarthyholden.co.uk/wp-content/uploads/2019/05/Tenant-fees-new-tenancies.pdf)



## TURGIS ROAD, FLEET

£1,700 pcm

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.