



Situated within the popular village of Greywell, this grade II listed three-bedroom cottage is neutrally decorated with character and charm throughout including exposed beams and a fireplace with stove.

Entrance hall with a useful study nook and stairs to the first floor. Sitting room with character fireplace, fitted kitchen/breakfast room with gas hob, washing machine, electric oven and fridge. There is a downstairs cloakroom and a sun room with French doors into the garden.

Upstairs main bedroom benefits from built in wardrobe space, there are 2 further bedrooms and a family bathroom roll top bath and a separate corner shower.

Outside there is a rear patio and garden with lawn, flower borders, trees and bushes, and a pathway that leads through the garden to the bottom with views over open countryside and access to public footpaths. There is a greenhouse and shed which has power and light and a further brick shed towards the end of the garden.

At the front of the property there is a gravel driveway for parking and a small lawned area.

The property is offered partly furnished and is available in June

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

ADDITIONAL CHARGES

Security deposit - £2,538.00 (5 weeks rent), Holding deposit – £507.00 (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

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