



A well presented, two bedroom home situated in the much sought after village of Odiham.

Benefits to the property include: two bedrooms, kitchen, living room, conservatory, bathroom and externally: garden and garage.

Accommodation - The entrance hallway with w.c. leads to the well-appointed, partially fitted kitchen overlooking the front garden. Spacious living room has a door through to a sunny conservatory which is currently being used as a dining room and leads out onto a decked area overlooking the pretty enclosed back garden.

To the first floor are two good sized bedrooms, along with a fitted family bathroom, with over-bath shower, w.c. and wash hand basin.

Outside there is a substantial, raised decked area ideal for entertaining leading down to a paved patio area from which there is direct access to a separate garage. There is also a rear gate leading out from the garden.

The property is offered unfurnished and available now.

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

ADDITIONAL CHARGES

Security deposit - £1,961.00 (5 weeks rent), Holding deposit – £392.00 (equivalent to 1 week's 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



MANLEY JAMES CLOSE, HOOK

£1,700 pcm