



A three bedroom house situated in a development close to the town centre and railway station. Entrance hall cloakroom, lounge/dining room with laminate flooring & doors to an enclosed paved garden with mature shrubs.

The fitted kitchen has a breakfast bar, oven, hob, fridge/freezer and washing machine.

Upstairs the main bedroom has a fitted wardrobe and en suite shower room and there is a family bathroom and 2 further bedrooms.

Outside there is a garage in a block, with 1 x parking space in front and 1 x further allocate parking space.

The property has been partially redecorated and is available late July. Unfurnished.

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

#### ADDITIONAL CHARGES

Security deposit - £1,955.00 (5 weeks rent), Holding deposit – £391.00 (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/2024/04/Tenant-Fees-%E2%80%94-New-Tenancies-2024.pdf](https://mccarthyholden.co.uk/wp-content/uploads/2024/04/Tenant-Fees-%E2%80%94-New-Tenancies-2024.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.



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