



A detached family home constructed circa 1936 by Pool and Sons, positioned in the sought after Blue Triangle area of Fleet within walking distance of the town and station, and a short drive of the M3.

Entrance hall, downstairs cloakroom, drawing room with open fire, family/garden room with doors to the garden, dining room, kitchen/breakfast room with gas range cooker, fridge/freezer and dishwasher and there is a separate utility room.

Upstairs, the main bedroom has built-in wardrobes and a bathroom with corner whirlpool bath and separate shower cubicle. There are 3 further double bedrooms and 1 single bedroom, a family bathroom with roll-top bath, separate shower room and an additional separate wc.

Outside there are large mature gardens, a double length garage, a shed and ample driveway parking.

The property has undergone partial redecoration, unfurnished and available now.

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

#### ADDITIONAL CHARGES

Security deposit - £4,615.00 (5 weeks rent), Holding deposit – £923.00 (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/2024/07/Tenant-fees-new-tenancies.pdf](https://mccarthyholden.co.uk/wp-content/uploads/2024/07/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.



## STOCKTON AVENUE, FLEET

£3,950 pcm