

A modern two bedroom house close to Odiham and M3 access.

Entrance hall with cloakroom, sitting room and an eat in fitted kitchen with doors to an enclosed rear garden.

Upstairs there are two double bedrooms (one with fitted wardrobes) and a bathroom with shower over the bath.

Outside, there is a rear garden and one allocated parking space to the front.

Unfurnished. Available mid/late October.

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

## ADDITIONAL CHARGES

Security deposit - £1,725.00 (5 weeks rent), Holding deposit – £ 345.00 (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.



## QUEENS ROAD, NORTH WARNBOROUGH

£1,495 pcm