



A neutrally decorated 2 bedroom semi-detached house, located in a cul-de-sac position and close to all amenities on the popular Elvetham Heath development.

Entrance hall with cloakroom, under stairs storage cupboard and stairs to first floor, eat in kitchen with oven, hob, fridge/freezer and washing machine. Double aspect lounge with door to the rear garden.

Upstairs there are two double bedrooms (bedroom one with built-in wardrobe) and a bathroom with shower over the bath.

Outside, the property has an enclosed rear garden with decked area, a shed, side access gate and there is driveway parking for two vehicles to the side of the property.

To be let unfurnished and available now.

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

#### ADDITIONAL CHARGES

Security deposit - £1,673.00 (5 weeks rent), Holding deposit – £334.00 (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.



## WHITCHURCH ROAD, FLEET

£1,450 pcm