



A one bedroom back-to-back house, located in a cul-de-sac position on the popular Ancells Farm development close to the business park, train station and local shops.

The property provides entrance lobby with cloaks hanging cupboard, lounge with laminate floor leading to fitted kitchen with oven, hob, washing machine and fridge/freezer, space for a small table and chairs and under stairs storage cupboard.

To the first floor is a double bedroom with fitted wardrobe and additional bulkhead storage cupboard, and bathroom with shower attachment over. The property has double glazing throughout. Outside provides a well stocked garden area with patio area and one allocated parking space in a bay to the rear.

Unfurnished and available late September

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

ADDITIONAL CHARGES

Security deposit - £1240.00 (5 weeks rent), Holding deposit – £248.00 (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

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



CHERRERY CLOSE, FLEET

£1,075 pcm