



A newly decorated and carpeted two bedroom back-to-back style house, situated in a courtyard setting overlooking a green situated within Netherhouse Moor, a short drive from Fleet town.

Entrance hall, cloakroom, lounge/dining room, fitted kitchen with gas hob, electric oven, under counter fridge and freezer and a washer/dryer.

Upstairs the main bedroom has a good sized built-in wardrobe, there is a further single bedroom and bathroom with shower attachment over the bath.

The property has gas radiator heating and double glazing. To the front of the property is a small area of garden and there is residents' parking available.

To be let unfurnished and available from mid May.

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

## ADDITIONAL CHARGES

Security deposit - £1,586.00 (5 weeks rent), Holding deposit – £ 317.00 (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.



## CHURCH CROOKHAM, FLEET

£1,375 pcm