



A well presented semi-detached home located in the heart of the popular Elvetham Heath development, close to the supermarket and school.

Downstairs provides entrance hall with refitted cloakroom and stairs to first floor; fitted kitchen/breakfast room with appliances and breakfast bar, lounge dining room with under stairs storage cupboard and patio doors to the rear. Upstairs is the main bedroom with fitted wardrobes and refitted en-suite shower; further double bedroom and refitted family bathroom; the third bedroom has built-in furniture and is currently used as a study.

Outside the property has an enclosed rear garden with lockable gate leading to a single garage with parking space in front.

To be let unfurnished and available early August.

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

ADDITIONAL CHARGES: Security deposit - £1,955.00 (5 weeks rent), holding deposit – £391.00 (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.



THE WEST HUNDREDS, FLEET

£1,695 pcm