



To the market this semi detached house located in the sought after location in South Warnborough benefitting with views over fields. The accommodation is set over three floors with period features including high ceilings, sash windows and parquet flooring. The property has recently been decorated.

Accommodation comprises a boot room which leads out to the rear enclosed garden and living room, stone fireplace with coal effect gas fire, from the hallway leads to the study/dining room, cloakroom and fitted kitchen/breakfast room with gas hob and electric oven, integrated dishwasher and American fridge/freezer, stable door leads out to the rear garden, separate laundry room which is located upstairs with washing machine, tumble dryer.

To the first floor is a spacious main bedroom with dressing area, ample wardrobes, en-suite bathroom with roll top bath, shower and double sink. There are two further bedrooms, both double with en-suite showers and one single bedroom, family bathroom.

Outside - to the rear is a south facing walled garden laid to lawn with flower beds. To the front is driveway parking, and garage.

Unfurnished. Available now.

Efficiency Energy Rating - D / Council tax band - E / Tenancy length 12 months

#### ADDITIONAL CHARGES:

Security deposit - £3,173.00 (5 weeks rent), Holding deposit – £634.00 (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/2019/05/Tenant-fees-new-tenancies.pdf](http://mccarthyholden.co.uk/wp-content/uploads/2019/05/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



## LEES HILL, HOOK

£2,750 pcm