



To the market is offered this unique character semi detached cottage, located just off Odiham High Street. The main house offers two double bedrooms with high ceilings and exposed beams. Two modern fitted bathrooms, downstairs cloakroom. Spacious sitting/dining room, fitted kitchen with a range of cupboards and fitted appliances. The property benefits from a detached annexe which is located across from the main house which offers an open plan kitchen/breakfast room/sitting room with views over the garden. Bedroom and fitted bathroom.

Outside the garden is surrounded by an old brick wall, with paths that lead through the lawned areas with mature shrub and flower beds and trees. The property is approached through gates which lead onto area for parking.

The property comes to the market unfurnished and available 9th September.

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

ADDITIONAL CHARGES:

Security deposit - £2,653.00 (5 weeks rent), Holding deposit – £530.00 (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.



HIGH STREET, HOOK

£2,300 pcm