

\*\*\*Gardening service included\*\*\*

A charming end of terrace Victorian cottage in a semi rural location, opposite Phoenix Green Common, overlooking a duck pond

Entrance hall/study, sitting room with Clearview Pioneer log burning stove, dining room with ornamental fireplace, modern fitted kitchen with wooden work surfaces, freestanding gas cooker, dishwasher, washer/dryer and tall integrated fridge with freezer compartment.

Upstairs, the main bedroom has an ornamental fireplace and modern oak double wardrobe, bedroom two is also a double with an ornamental fireplace. The contemporary bathroom benefits from both a bath and walk in shower cubicle. There is a storage cupboard on the landing and gas central heating throughout.

Outside there is a front garden with lawn, mature fruit trees and planted borders. There is an additional garden area to the side, with a vegetable plot and garden shed. To the rear, there are two gravel courtyards, a log store, refuse storage area, water butt and summer house/home office with electricity supply and telephone point.

There is off-road private parking for up to 3 cars at the front of the property.

Available from mid May

Energy Efficiency rating - D / Council tax Band - E / Tenancy Length – minimum of 12 months

#### ADDITIONAL CHARGES

Security deposit - £2,192.00 (5 weeks rent), Holding deposit – £438.00 (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)



## CEDAR TERRACE, THACKHAMS LANE, HOOK

£1,900 pcm