



CHARTERED
SURVEYORS

TO LET

**28 Madresfield Village
Madresfield
Malvern
Worcestershire
WR13 5AH**



An improved three bedroomed semi-detached property situated in this favoured village comprising: Ground Floor: Entrance Hall, Lounge, Kitchen, Dining Room, Ground Floor WC. First Floor: Three Bedrooms. Shower Room. Outside: Off-Road Parking, Garage, Quality External Office Extensive Gardens

Rent £825 PCM Exclusive Plus Fees

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www.arcsurveyors.net

Description:

A well-proportioned three bedroomed semi-detached property conveniently situated within the village of Madresfield. The property has recently been refurbished to a high standard and provides modern accommodation throughout. Of particular attraction are the extensive and well maintained gardens together with serviced, high specification garden office.

Accommodation:

The accommodation briefly comprises the following:

Ground Floor**Entrance Hall****Lounge**

With operational open fire place

Dining Room**Kitchen**

With modern units and integrated appliances including fridge-freezer, washing machine, tumble-drier, oven and hob

WCFirst Floor:**Bedroom One with fitted wardrobes****Bedroom Two with fitted wardrobes****Bedroom Three****Bathroom****Outside:**

Well maintained gardens to front and rear. Extensive off-road parking and attached single garage. Attached outbuilding providing further storage.

Services:

Mains Electricity. Mains Water. Gas Fired Central Heating.

Directions:

Leave Worcester on the A449 heading towards Malvern. Proceed through Powick Village and bear right for Malvern and Ross on the A449. Continue towards Malvern passing the turns for Colletts Green and Bastonford. Continue through Newland and take the next left hand turn as signposted Madresfield. Proceed into the village of Madresfield passing the left hand turn for Callow End and The Old Hills. Take the next right hand turn signposted Pickersleigh (North End Lane). Proceed along North End Lane taking the first left hand turn to where the property will be located on the right hand side as indicated by the Agent's To Let board.

Local Authority:

Malvern Hills District Council: 01684 862151

Council Tax:

We understand that the property is place in Band C for Council Tax purposes.

Energy Performance Certificate:

The Energy Performance Certificate for the property is attached.

Fees:

Prospective tenants will be required to complete a Credit Reference Check. The cost of the Credit Reference Check is non-refundable irrespective of whether the prospective tenant's application is successful. Should a Guarantor be required an additional non-refundable Credit Reference Charge will apply.

Subject to acceptable references and confirmation from the Landlord to proceed with the preparation of an Assured Shorthold Tenancy Agreement, the prospective tenant will be required to pay the sum of £120.00, inclusive of VAT, as a contribution towards the Landlord's administration costs upon signature of the tenancy agreement.

Viewing:

By appointment with the Agents only. Tel 01684 576077