



Whinfield Gardens, Claines, Worcester, WR3 7HN

£1,095/mth.

Ref: 27346530

LET AGREED - A fantastic modern style mid mews house situated within a private secure gated complex to the North of Worcester City Centre well placed for good schooling, transport links and local facilities. Benefitting from gas fired central heating and double glazing the accommodation comprises; Canopy Porch, Reception Hall, Cloakroom, Fitted Kitchen with oven and hob and superb sized Sitting Room/Dining Room. On the first floor; Three Bedrooms and Bathroom with shower. Outside; Lawned Rear Garden with patio and wooden shed, One Secure Allocated Parking Space, Visitors Car Parking Spaces and Bicycle Storage. EPC RATING - C77. COUNCIL TAX BAND - C - WORCESTER COUNCIL. AVAILABLE MID APRIL. VIEWING IS RECOMMENDED! LET AGREED.

Telephone: 01905 616330
Email: info@sheltonandlines.co.uk
 37 Droitwich Road, Worcester, WR3 7LG

 **Shelton & Lines**
 ESTATE AGENTS

Gallery

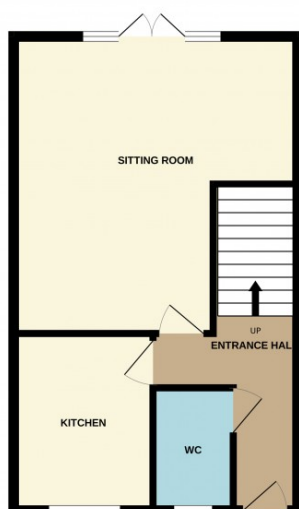


Property Description

A tenancy agreement will be set up on an initial six or twelve month period. Rent is payable monthly in advance on the same day of each month by standing order that the tenancy commenced - unless otherwise specified the rent is exclusive of all outgoings. A holding deposit equivalent to one weeks' rent per tenancy is charged, which is deductible from the final calculated move-in monies. If references are not satisfactory or you decide to withdraw your application the holding deposit becomes non-refundable. Satisfactory references are required prior to an application being approved along with a deposit equivalent to five weeks' rent which is refundable upon departure with a satisfactory inspection of the property by the Landlord at the end of the tenancy agreement. On receipt of acceptable references the tenancy agreement will be drawn up.

FloorPlans

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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