



**48a Church Road, Malvern, WR14 1NG**

**£875 Per Month**

A very well presented semi detached unfurnished house close to the amenities in Malvern Link. The accommodation comprises; open plan lounge/dining room & kitchen with gas hob & electric oven, space & plumbing for washing machine & space for fridge, downstairs cloakroom, one double bedroom, one single bedroom & shower room. Further benefits include gas fired central heating, off road parking and small garden. Council Tax Band B. EPC is C. Available End of July 2024.  
Deposit £1009.



# 48a, Church Road, Malvern, Worcestershire, WR14 1NG

## Information

### TENANT FEES:

**HOLDING DEPOSIT:** A refundable\* holding fee equivalent to one week's rent (£201) is payable in advance in order to reserve the property. The holding fee will be deducted from the first month's rent payment. \*Conditions apply

**DEPOSIT:** A deposit of £1009 will be required as security against damage or arrears of rent.

**RENT:** £875 Per calendar month.

**FURNISHINGS:** The property is offered to let unfurnished

**RESTRICTIONS:** Non-smokers only, No pets

**TERM:** Six months minimum. A longer term tenant would be preferable.

**APPLICATION:** You must complete an application form and online referencing form. This must be completed and returned promptly. Photographic ID (passport) and a current proof of address will be required by all applicants

The property will remain on the market until satisfactory referencing has been received from our referencing company.

## Directions

From the office proceed left along Worcester Road and down into Malvern Link, at the crossroads at the main traffic lights turn left into Richmond Road and then left onto Church Road where the property will shortly be found on the left as indicated by the To Let board.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	