



## 2 Court Row, Upton upon Severn, WR8 0NS

**£1,300 Per Month**

A very well presented period cottage in the heart of Upton upon Severn. The accommodation comprises- dining hallway with door to garden, lounge with wood burner, modern kitchen with oven, hob, dishwasher, washing machine & fridge freezer, landing, three bedrooms, airing cupboard and bathroom with shower over bath. Further benefits include a pretty courtyard garden, designated parking and gas fired central heating. EPC rating D. Council tax band D- Malvern Hills District Council. Deposit £1500. Holding deposit £300. Available immediately.



# 2, Court Row, Upton upon Severn, Worcestershire, WR8 0NS

## Information

### TENANT FEES:

**HOLDING DEPOSIT:** A refundable\* holding fee equivalent to one week's rent (£300 ) 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 £1500 will be required as security against damage or arrears of rent.

**RENT:** £1300 Per calendar month.

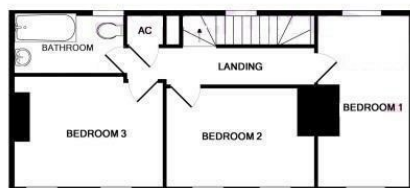
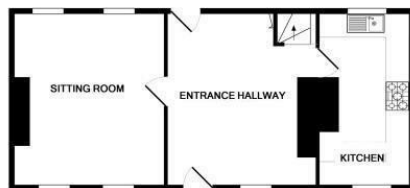
**FURNISHINGS:** The property is offered to let unfurnished

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

**TERM:** Six months minimum. A longer term may be available by negotiation.

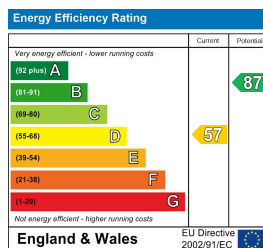
**APPLICATION:** You must complete an application form and online referencing form. This must be completed and returned promptly. Photographic ID (passport) and a current proof of address will be required by all applicants

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



TOTAL APPROX. FLOOR AREA 976 SQ.FT. (90.7 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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## EPC



## Material Information Report

