

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A well presented semi detached three storey family house close to local amenities offered to let unfurnished and benefits from double glazing and gas central heating. Outside there is a rear garden, car parking and garage. Available now.

Deposit - £1096.15 PETS CONSIDERED. NO SMOKERS, EPC C

COUNCIL TAX BAND D - CONTACT MALVERN OFFICE

## £950.00 Per Month

89 Court Road, Malvern, Worcestershire, WR14 3ED

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# 89 Court Road, Malvern

A well presented semi detached three storey family house close to local amenities offered to let unfurnished and comprises; Entrance hall, lounge, cloakroom, breakfast kitchen, master bedroom with en suite shower, double bedroom with en suite shower, two single bedrooms and a family bathroom. Also available with carpets and benefits from double glazing and gas central heating. Outside there is a rear garden, car parking and garage. Available now.

Deposit - £1096.15

PETS CONSIDERED. NO SMOKERS

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## Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

## Council Tax

COUNCIL TAX BAND "D"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is C (75).

## General

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.



**Malvern Office**  
**01684 892809**

13 Worcester Road, WR14 4QY  
malvern@johngoodwin.co.uk

**MISREPRESENTATION ACT, 1967 - JOHN GOODWIN** - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.