

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A SPACIOUS DETACHED CHARACTER COTTAGE IN THE SOUGHT AFTER VILLAGE OF CRADLEY, OFFERED TO LET UNFURNISHED. GAS CENTRAL HEATING. OUTSIDE THERE IS DRIVEWAY PARKING AND A GOOD SIZED GARAGE AND FRONT AND REAR GARDENS.

DEPOSIT - £1442.30

PET CONSIDERED, ENERGY RATING D,
COUNCIL TAX BAND E. CONTACT MALVERN OFFICE

£1,250 Per Month

Ivy Cottage, Bosbury Road, Cradley, Malvern, Herefordshire, WR13 5LT

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Bosbury Road, Malvern

A spacious detached character Cottage in the sought after village of Cradley, offered to let Unfurnished and comprises; Reception hall, Dining room, Large fitted Kitchen with oven and hob and separate Utility area, spacious Lounge with patio doors leading to the garden and feature ornamental fireplace, three double bedrooms, Shower room and a separate Bathroom with corner bath, cloakroom. Gas Central Heating. Outside there is driveway parking and a good sized Garage and front and rear gardens.

Deposit - £1442.30

PET CONSIDERED, ENERGY RATING D,

COUNCIL TAX BAND E, CONTACT MALVERN OFFICE

Viewing

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

Council Tax

COUNCIL TAX BAND "E"

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 D (56).

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

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

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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.