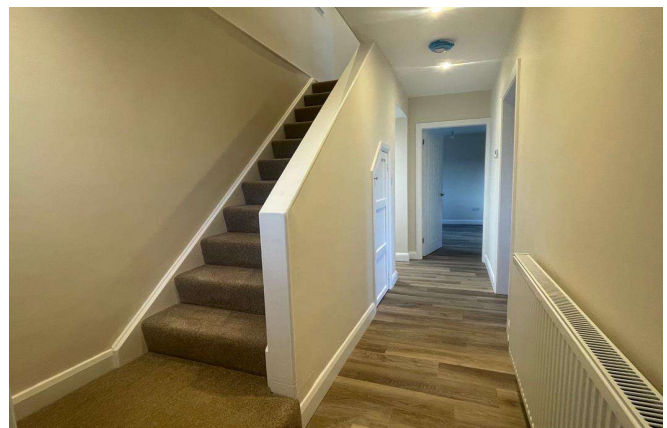


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



THE MADRESFIELD ESTATES ARE PLEASE TO OFFER A NEWLY REFURBISHED WELL PRESENTED 3 BEDROOM SEMI DETACHED PROPERTY SET WITHIN THE BEAUTIFUL VILLAGE OF CALLOW END.. GAS CENTRAL HEATING, LARGE FRONT GARDEN AND AN ENCLOSED REAR GARDEN. OFF ROAD PARKING.

DEPOSIT - £1788.46

PETS CONSIDERED. COUNCIL TAX BAND C. EPC RATING E. CONTACT THE MALVERN OFFICE.

£1,550 Per Month

11 Lower Ferry Lane Worcester WR2 4UH



11 Lower Ferry Lane, Worcester

The Madresfield Estates are please to offer a newly refurbished well presented semi detached property set within the beautiful village of Callow End. The property is offered to let unfurnished and comprises of, Entrance hall way cupboard under stairs, living room with patio doors leading to patio and garden, Kitchen with oven and integrated dishwasher, utility room with space for appliances, stairs leading to three good sized bedrooms and family shower room. Gas central heating, large front garden with plenty of room for several cars and an enclosed rear garden with views over the playing fields.

Deposit - £1788.46

PETS CONSIDERED, COUNCIL TAX BAND C, EPC RATING E, CONTACT THE MALVERN OFFICE

Viewing

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

Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

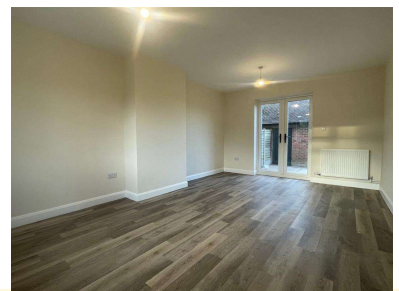
EPC

The EPC rating for this property is E (47).

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 formally 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.