

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A DELIGHTFULLY POSITIONED THREE BEDROOMED PERIOD DETACHED COTTAGE SITUATED IN AN ELEVATED POSITION WITH FINE VIEWS FROM THE FRONT ASPECT. THE PROPERTY IS LET UNFURNISHED.

DEPOSIT - £1,355.76

PETS CONSIDERED, ENERGY RATING D,  
COUNCIL TAX BAND D, CONTACT MALVERN OFFICE

## £1,175 Per Month

135 Old Hollow, Malvern, WR14 4NW

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# 135 Old Hollow, Malvern

A Delightfully Positioned Three Bedroomed Period Detached Cottage Situated In An Elevated Position With Fine Views From The Front Aspect. The property is let unfurnished and comprises; Entrance Porch, Living Room, Lounge, Dining Room, Kitchen And Bathroom As Well As A Beautiful Terraced Garden.

Deposit - £1,355.76

PETS CONSIDERED, ENERGY RATING D,

COUNCIL TAX BAND D, CONTACT MALVERN OFFICE

## Directions

From Great Malvern proceed north along the A449 towards Worcester for a short distance. Turn left signposted to Bromyard into North Malvern Road. Take the first turning on the right into Cowleigh Road. Continue along this road and on seeing a sharp right hand downhill bend proceed straight on into Old Hollow. Continue to the T Junction and turn left, continuing uphill on Old Hollow where the property can be found on the right hand side as indicated by the agents For Sale board.

## Services

We have been advised that mains gas, electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## 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 D(63).

## 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.

