



House - Semi-Detached

# 45 BALLIOL GARDENS, EVESHAM, WR11 2BF

Per Month

## £1,400

### FEATURES

- \* AVAILABLE NOW \*
- Three Bedrooms
- Modern Kitchen Diner
- Private Garden
- Immaculately Presented
- Ensuite In Master Bedroom
- Off Road Parking
- Council Tax Band - TBC



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# 3 Bedroom House - Semi-Detached located in Evesham

A brand new three bedroom semi detached house. The accommodation briefly comprises; Sitting Room, Kitchen/Dining Room, Utility, Downstairs WC, Master Bedroom with Ensuite, two further Bedrooms and Family Bathroom. The property has been upgraded to a high standard to include fitted blinds and wardrobes. Externally there is a rear garden with shed. Parking to the front.

Energy Performance Rating - B.  
Council Tax Band - TBC

No Pets. Available now.

Deposit: £1615.00 which is returnable in full subject to the satisfactory condition of the property at the end of the term.

Holding Deposit - £345.00 may be requested to secure a property (subject to references, contract & landlords approval). Non-refundable if the tenant withdraws. Otherwise used towards first rent or deposit, after signing the tenancy agreement.

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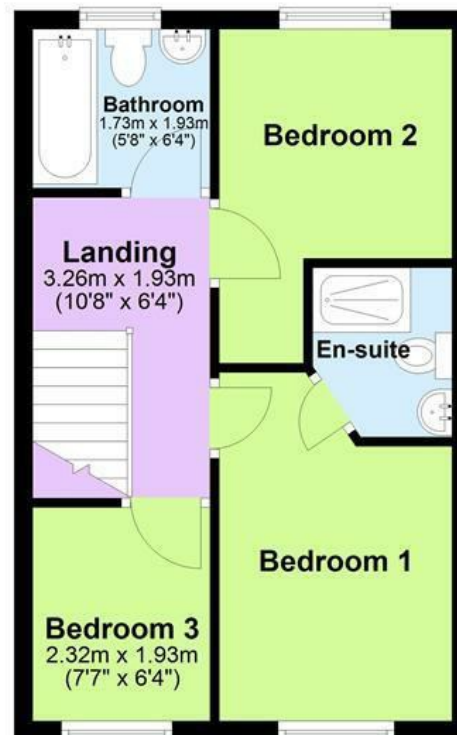
Council Tax Band

**B**

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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