

16 Bozward Street | | Worcester | WR2 5DE

£545 Per Month

YOUR PROPERTY BOX.
ESTATE AGENTS

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Worcester | WR2 5DE
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Welcome to this charming double room available in a delightful three-bedroom house of multiple occupancy, located on Bozward Street in the vibrant area of St Johns, Worcester. This property is ideally suited for students seeking a comfortable and convenient living arrangement.

The room is spacious and well-lit, providing a perfect sanctuary for study and relaxation. The house features a welcoming reception room, ideal for socialising with fellow housemates or unwinding after a long day. With one shared bathroom, the property is designed to accommodate the needs of student life while ensuring privacy and comfort.

One of the standout features of this property is the lovely garden, which offers a serene outdoor space for enjoying fresh air and sunshine, perfect for those warmer days. The location provides easy access to local amenities, making it convenient for shopping, dining, and transportation.

- 1 double room available
- Located in St Johns
- Great garden for relaxation
- Lovely 3-bed student house
- Easy access to amenities
- All bills included

Bedroom 1

This inviting bedroom offers a bright and airy space furnished with a substantial double bed and complemented by a freestanding wardrobe and a desk area set by the window, ideal for work or study. The natural light filtering through the large window enhances the room's calm atmosphere, while the neutral palette provides a restful backdrop.

















Living Room

13.81 m²

A comfortably sized living room featuring three sofas arranged around a wall-mounted television. The space benefits from natural light through two windows, creating a cosy and communal atmosphere for relaxation or socialising.

Kitchen / Dining Room

16.3 m²

The kitchen/dining room is a bright, practical space with wooden cabinetry and a tiled floor. A dining table with chairs is positioned centrally, perfect for meals, with plenty of countertop and storage space, as well as integrated appliances. The room has a door leading outside, allowing for easy access to outdoor dining or garden enjoyment.

Bathroom

5.3 m²

This bathroom is well-proportioned and features a classic white suite including a bathtub with shower attachment, a pedestal basin, and a toilet. The tiled floor adds durability and style, while a frosted window provides natural light and privacy. The space is enhanced by simple shelving and tasteful decor.

Rear Garden

The rear garden extends to a generous length, laid mostly to lawn and bordered by mature hedging and fencing, providing a private and tranquil outdoor space. It is ideal for relaxing, gardening, or entertaining with a patio area just off the kitchen/dining room offering outdoor seating and dining options.

Holding Deposit Process

- Once you've chosen your room, we'll ask you to pay a holding deposit to secure the room.
- Purpose: The holding deposit reserves the room while referencing and paperwork are completed.



- Deduction: Once your tenancy is confirmed, the holding deposit will be deducted from your first month’s rent or tenancy deposit.
- Timeframe: We’ll aim to complete all referencing and agreements within 15 days of receiving the holding deposit (unless otherwise agreed).

Refunds: If the landlord decides not to proceed, your holding deposit will be refunded in full. However, it may be retained if:

You provide false or misleading information,
You fail a Right to Rent check, you withdraw from the property, or you fail to take all reasonable steps to enter into the tenancy.

We’ll always confirm the status of your holding deposit in writing so you know exactly what’s happening at every stage.

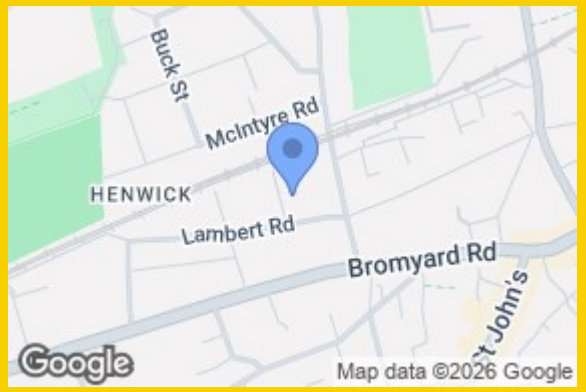
Identity & AML Checks

Before a tenancy can begin, we’re legally required to complete standard Right to Rent and Anti–Money Laundering (AML) checks.

You’ll need to provide:

Valid photo ID (passport, BRP, or driving licence)
Proof of address (such as a recent utility bill, bank statement, or student letter)
For international students: a visa or other Home Office-approved document showing your right to rent in the UK
If a guarantor is required, they’ll also need to complete ID and address verification checks.
These checks are quick and straightforward, and we’ll guide you through every step to make the process smooth.

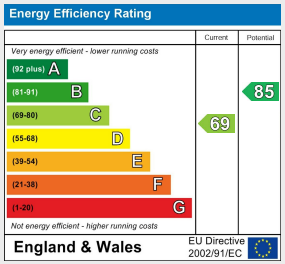








Council Tax Band **C** EPC Rating **C**



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