

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A TRADITIONAL SEMI DETACHED COTTAGE LOCATED CLOSE TO THE AMENITIES OF MALVERN LINK. OFFERED TO LET UNFURNISHED AND COMPRISES: ENTRANCE HALL, DINING KITCHEN WITH GAS HOB AND ELECTRIC DOUBLE OVEN, LIVING ROOM WITH FIREPLACE THAT HOUSES A LIVING FLAME GAS FIRE, STAIRS RISE TO FIRST FLOOR WITH TWO DOUBLE BEDROOMS BOTH WITH ORNAMENTAL FIREPLACES, BATHROOM WITH OVER BATH THERMOSTATIC SHOWER. THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING. OUTSIDE THERE IS DRIVEWAY PARKING AND GARDEN TO THE FRONT AND REAR GARDEN WITH TWO BRICK BUILT STORES.

DEPOSIT- £1038.46

AVAILABLE NOW. COUNCIL TAX BAND C.

PETS CONSIDERED. ENERGY RATING E

## £900.00 Per Month

89 Lower Howsell Road, Malvern, Worcestershire, WR14 1DN

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# 89 Lower Howsell Road, Malvern

A traditional semi detached cottage located close to the amenities of Malvern Link. Offered to let unfurnished and comprises: Entrance hall, dining kitchen with gas hob and electric double oven, living room with fireplace that houses a living flame gas fire, stairs rise to first floor with two double bedrooms both with ornamental fireplaces, bathroom with over bath thermostatic shower. The property benefits from gas central heating. Outside there is driveway parking and garden to the front and rear garden with two brick built stores.

Deposit- £1038.46

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## Directions

From Malvern office, continue on the Worcester Road into Malvern Link. Continue passed the Fire Station into town, and turn left at the second lot of traffic lights onto Richmond Road. Turn right at the end of the road, and left at the end of Church Road into Lower Howsell Road. Property will be on the left just before The New Inn.

## 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 by telephone call only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is (E).

## 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**

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.

