



A WELL PRESENTED MODERN DETACHED HOUSE WITHIN WALKING DISTANCE TO LOCAL AMENITIES WITHIN BARNARDS GREEN BUT WITH STUNNING RURAL VIEWS. THE PROPERTY IS TO BE LET FULLY FURNISHED. GAS CENTRAL HEATING, DOUBLE GLAZING, DOUBLE GARAGE.

DEPOSIT - £2192.31

EPC RATING D, COUNCIL TAX BAND F, PETS CONSIDERED, CONTACT THE OFFICE FOR MORE INFORMATION

£1,900 Per Month

86 Guarlford Road, Malvern, Worcestershire, WR14 3QT

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86 Guarlford Road, Malvern

A well presented modern detached house within walking distance to local amenities within Barnards Green but with stunning rural views. The property is to be let fully furnished and comprises of; Large entrance hallway, downstairs WC, utility room with washing machine, conservatory with patio doors leading to enclosed rear garden, dining room, large kitchen with integrated appliances, living room with electric fire, stairs leading to master bedroom with built in double wardrobes and ensuite shower room, 2 further large double bedrooms with built in wardrobes, family bathroom with shower over bath. Gas central heating, double glazing, double garage.

Deposit - £2192.31

EPC Rating D, Council Tax Band F, Pets considered, Contact the office for more information

Directions

From the John Goodwin Malvern office head South along the A449 Worcester Road, taking the first left fork into Church Street (B4211). Proceed down hill and over the traffic lights for approximately 0.8 of a mile where at the roundabout in Barnards Green take the third exit along the B4208. Proceed for approximately 0.8 of a mile where the driveway leading to the property can be found on the right hand side, almost directly opposite the turning into Hall Green. Take this driveway following it to the left and the property can be found straight in front of you as indicated by the agent For Sale board.

Services

We have been advised that mains services 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 infer 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 "F"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

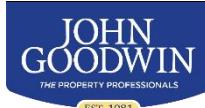
EPC

The EPC rating for this property is D (64).

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 FRCIS 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

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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.