



74 Guarlford Road, Malvern, WR14 3QT

£950 Per Month

A well presented three bedroom semi detached house in Barnards Green. The accommodation comprises; lounge, dining room, kitchen with electric oven/hob & space for appliances, three bedrooms (one bedroom is accessed through the other bedroom) & bathroom with wash hand basin, WC and bath with shower over bath. Further benefits include off road parking and front garden. EPC rating D. Council tax band C. Available immediately.



74, Guarlford Road, Malvern, Worcestershire, WR14 3QT

Information

TENANT FEES:

HOLDING DEPOSIT: A refundable* holding fee equivalent to one week's rent (£219) is payable in advance in order to reserve the property. The holding fee will be deducted from the first month's rent payment. *Conditions apply

DEPOSIT: A deposit of £1096 will be required as security against damage or arrears of rent.

RENT: £950 Per calendar month.

FURNISHINGS: The property is offered to let unfurnished

RESTRICTIONS: Non-smokers only, May consider cats. No dogs

TERM: Six months minimum. A longer term may be available by negotiation.

APPLICATION: You must complete an application form and online referencing form. This must be completed and returned promptly. Photographic ID (passport) and a current proof of address will be required by all applicants. The property will remain on the market until satisfactory referencing has been received from our referencing company.



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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	