



## 9 Richards Close, Malvern, WR14 1JT £875 Per Calendar Month

Located within a cul-de-sac position, close to local schools, this mid terraced house offers accommodation to include entrance hall, living room, kitchen, two bedrooms and bathroom. The property has been redecorated throughout and has the benefit of double glazing, gas central heating and an enclosed rear garden. Available to let on an unfurnished basis from January 2025.

## Entrance Hall

A part glazed door provides access into the Entrance Hall with window to front, radiator and staircase rising to the First Floor Landing.

Access leads to the Kitchen, Living Room and:

## Storage Cupboard/Lobby

With power, light, working bench and shelving.

## Kitchen 11'10" x 8'0" (3.60 x 2.43)

Fitted with a range of base and eye level units with working surfaces over, stainless steel sink unit and tiled splash backs. Plumbing for washing machine, freestanding 'Bush' oven with electric hob over, wall mounted 'Concord' gas central heating boiler. Pantry cupboard with shelving and cold slab, radiator, double glazed window to rear and door to the garden.

## Living Room 15'8" x 10'11" (4.77 x 3.33)

Double glazed window to rear aspect, double glazed French doors to the garden, electric fire with wooden mantle and tiled hearth. Radiator and door leading to the Kitchen.

## Landing

Double glazed window to rear, hatch to loft space and doors to all rooms.

## Bedroom One 15'9" x 10'11" (4.80 x 3.33)

Double glazed windows to both front and rear aspect, radiator and fitted wardrobe with hanging rail and shelving.

## Bedroom Two 10'4" x 9'9" (3.16 x 2.97)

Double glazed window to front, radiator and Airing Cupboard housing factory lagged tank with slatted shelving.

## Bathroom

Fitted with a white suite comprising panelled bath with mixer shower tap, pedestal wash hand basin and low level WC. Part tiled walls, radiator and double glazed window to rear.

## Outside

To the front of the property there is a gravelled fore garden with wooden gate and pathway leading to the Entrance door.

The rear garden is mainly laid to lawn with mature shrubs and trees and a timber garden shed.

## Tenancy Agreement

The tenancy agreement will be set up on an initial 6 months period.

Full references required prior to an application being approved, along with a deposit of one and a half months rental (refundable upon departure with a satisfactory inspection of the property by the landlords at the end of the tenancy)

Referencing is charged to the Tenant at a cost of £100.00 plus VAT per applicant and Guarantors referencing (if required) is charged at a cost of £50.00 plus VAT. In the event that references are not satisfactory this fee is non refundable. Upon satisfactory receipt of references there is a fee of £75.00 plus VAT for preparation of the tenancy agreement and an additional upfront fee between £50.00 - £90.00 for the checkout report at the conclusion of the tenancy (costs available on request).

Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified rent is exclusive of all out goings.

Renewal tenancy agreements are charged at £25.00 plus VAT

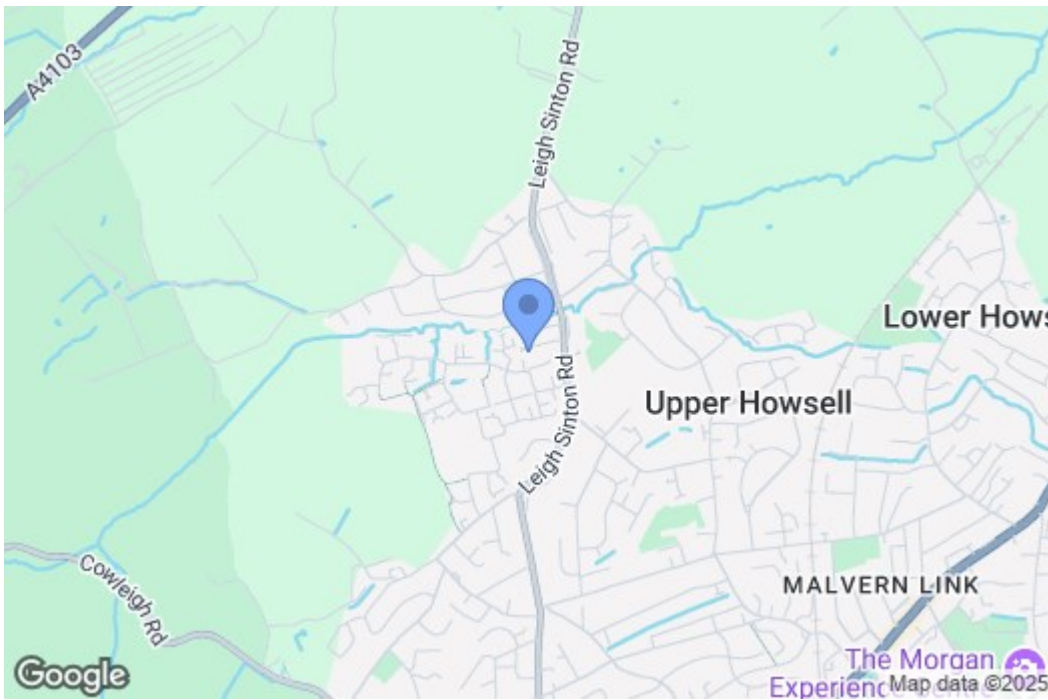
Lost key call out fee to tenants is charged at £25.00 plus VAT and any amendments made to the tenancy agreement, on the tenant's request before or during the tenancy, is charged at £25.00 plus VAT.

## Directions

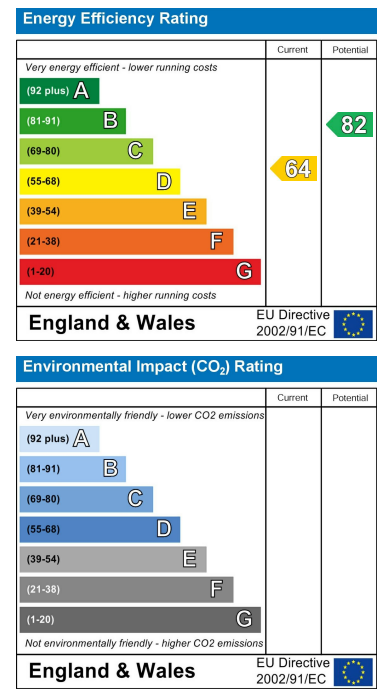
From the offices of Denny and Salmond proceed towards Malvern Link on the Worcester Road. At the first set of traffic lights turn left into Newtown Road and continue along this road passing Dyson Perrins High school on your right. Take the second left into Richards Close and the property will be located on the left hand side.

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.