



130 Albert Road, Evesham, WR11 4LB

£1,100 Per calendar month



CHRISTIAN
LEWIS
—PROPERTY—



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£1,100 Per calendar month

**** LET AGREED SUBJECT TO CONTRACT OFF MARKET ****

A spacious 3 bedroom end of terrace house set within a stones throw of Evesham Town Centre, with a generous size garden combined with decking area this property is truly not to be missed.

Upon entering you go through to the living room, a good size room with window to the front, through to the kitchen/diner complete with a variety of units and under stair cupboard which doubles up as storage, on the ground floor you will also find the family bathroom with bath, wc and basin. Additionally to add tot he expansive space there is a conservatory - perfect space for a second living room or dining room.

On the first floor you will find 3 bedrooms, 2 double bedrooms and 1 single.

Externally, there is a large rear garden predominantly laid to lawn with a garden shed for storage. Additionally, there is a large decked area.

There is no allocated parking with the property, however parking is available on street, on a first come first served basis.

The property is offered Unfurnished || Energy Rating C || Council Tax Band B || Initial 12 Month Tenancy

Lettings Important Details

The property is offered on an Unfurnished basis

Council Tax Band - B

Energy Performance Rating - C

Initial 12 month Tenancy Offered

To Check Broadband Availability -

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

To Check Mobile Availability -

<https://www.ofcom.org.uk/mobile-coverage-checker>

Additional Property Details -

<https://maps.wychavon.gov.uk/wdcmla/#/>

Lettings - Tenancy Costs

Important Application & Tenancy Costs Information - A

refundable holding deposit equivalent of one weeks rent will be required to secure the property until all checks have been completed.

Following successful completion of all referencing checks the one weeks deposit will be transferred to your tenancy and used towards the first months rent, unless otherwise agreed.

The holding deposit is non refundable in the following situations and instead used to contribute towards incurred costs;

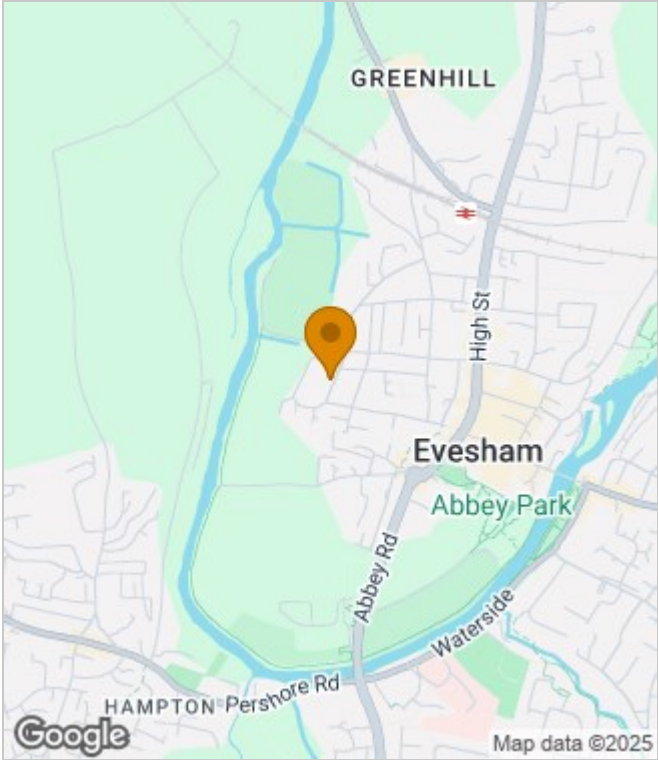
- You and/or any of your co-applicants decide to withdraw from the process after this application is submitted to us.
- No legal authority to rent (Failing Right to Rent Checks)
- False, inaccurate, missing, or misleading information is supplied by you
- Failure by the applicants, referees and/or guarantors to complete the process
- Failure to sign a Tenancy agreement within 14 days from the date of application unless otherwise previously agreed. Should extension be permitted, a maximum of 21 days from payment of holding deposit is required

A full deposit equating to five weeks rent is payable upon signature of agreements

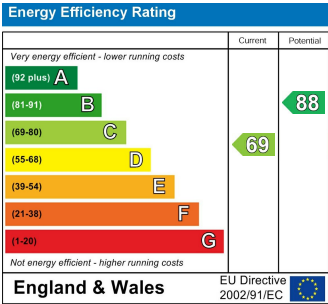
Floor Plans



Area Map



Energy Performance 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 firms employment has the authority to make or give any representation or warranty in respect of the property.