



59 Sandscroft Avenue, Broadway, WR12 7EJ

£1,350 Per calendar month



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AVAILABLE NOW

Nestled on the charming Sandcroft Avenue in Broadway, this two bedroom, semi-detached house presents an exceptional opportunity for those seeking a modern yet comfortable home. Recently renovated to a high standard, the property boasts a fresh and inviting atmosphere throughout, its truly not to be missed.

The heart of the home is undoubtedly the brand new kitchen, which is complemented by a separate utility room with downstairs WC, ensuring that cooking and household chores are a breeze. This well-designed layout enhances the functionality of the space, making it ideal for family life. The property also offers a spacious reception room that serves as the perfect space for relaxation or entertaining guests complete with feature fireplace & dual windows for natural lighting. On the first floor there are two generously sized double bedrooms, each equipped with built-in wardrobes, providing ample storage and a tidy living environment. The family bathroom is well-appointed, featuring both a bath and an over-bath shower.

Outside, the property boasts a large secure garden, predominantly laid to lawn with the addition of a stoned area, perfect for children to play or for hosting summer gatherings.

Complete with a driveway which offers convenient off-street parking for 2/3 vehicles.

The property is offered Unfurnished || Energy Rating D || Council Tax Band C || Initial 12 Month Tenancy || Applicants with Pets & Children Welcome.

Lettings Important Details

Internet Speeds - <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=wr127ej&uprn=100120679133>
Standard D/L 12 Mbps U/L 1 Mbps
Superfast D/L 35 Mbps U/L 6 Mbps
Ultrafast D/L 2300 Mbps U/L 2300 Mbps

Other Property Information -

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

Lettings - Tenancy Costs

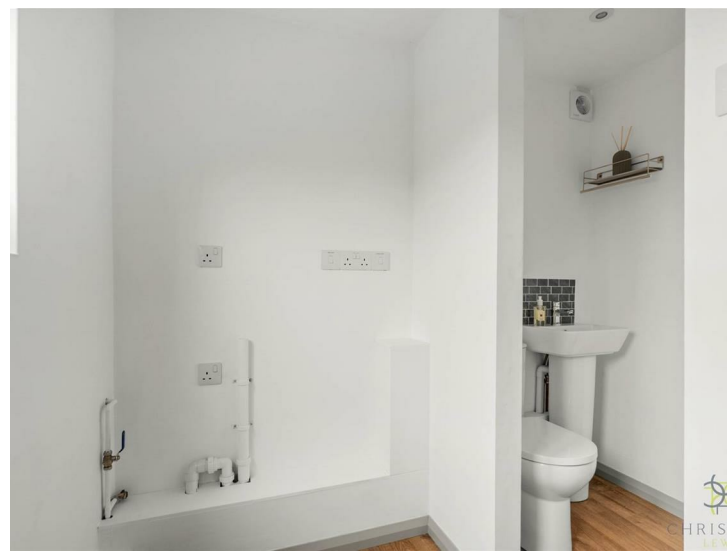
Important Application & Tenancy Costs Information - A refundable holding deposit equivalent of one weeks rent will be required to secure the property until all checks have been completed.

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.

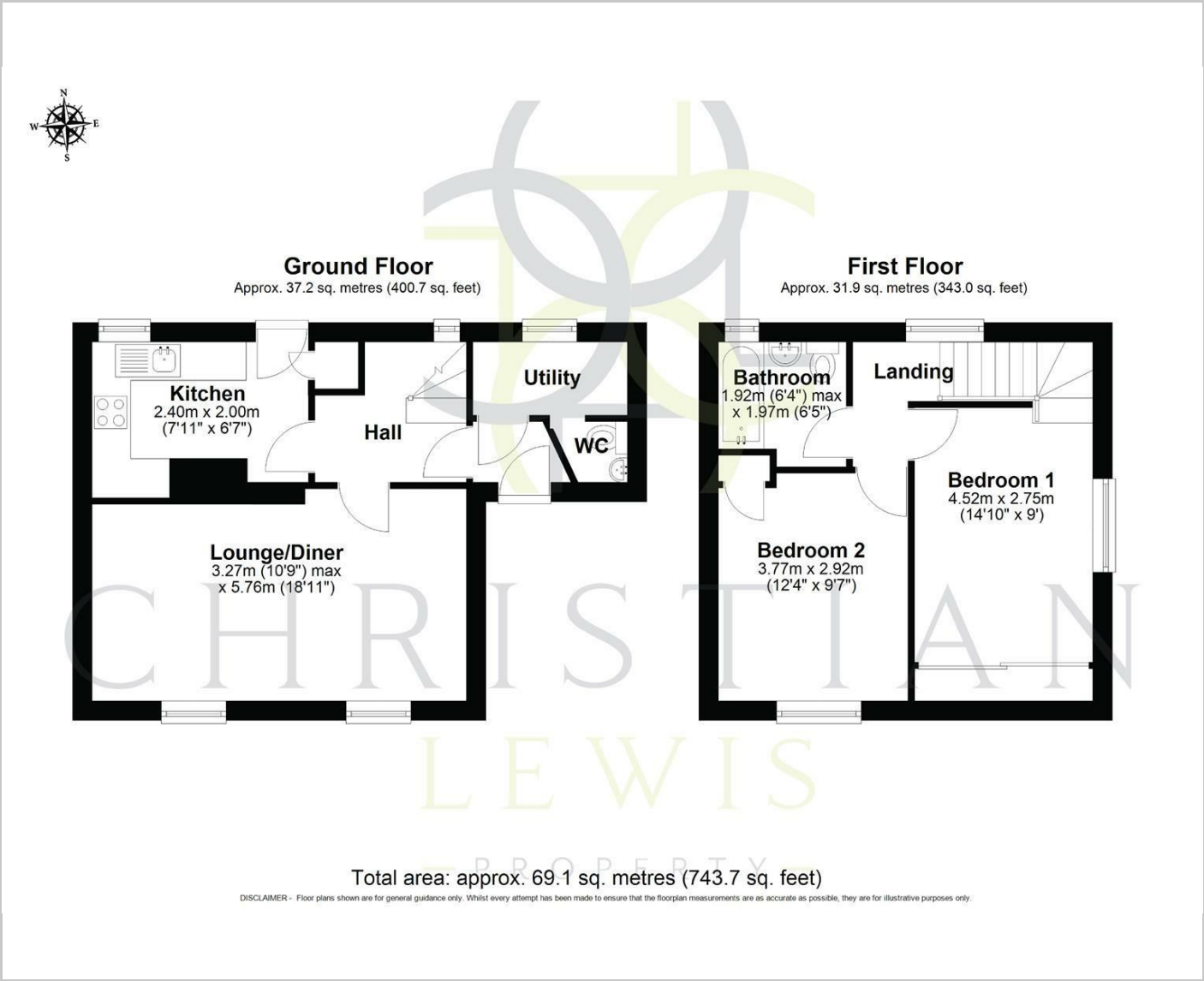
The holding deposit is non refundable in the following situations and instead used to contribute towards incurred costs;

- 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

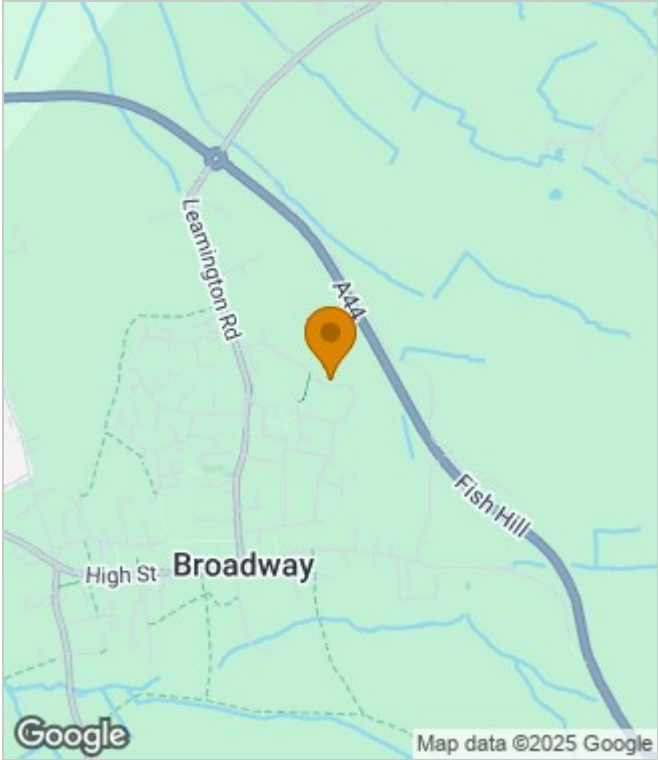
A full deposit equating to five weeks rent is payable upon signature of agreements



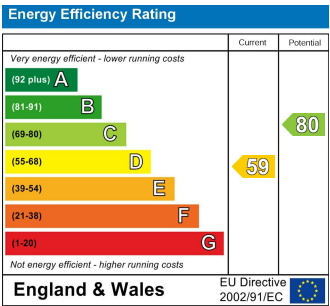
Floor Plans



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.