



61 Elm Road, Evesham, WR11 3DR

**£1,800 Per calendar month**





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\*AVAILABLE NOW - NOT TO BE MISSED\*

This exceptional and generously proportioned period family home has been thoughtfully and comprehensively renovated, offering the perfect blend of charming original character and modern comfort. Immaculately presented, it is a rare opportunity to step into a home where every detail has been taken care of – simply unpack, settle in, and enjoy.

The renovations include a brand-new central heating system with boiler, a full rewire, new double-glazed windows throughout, a stylishly designed kitchen, and a contemporary family bathroom. Additional upgrades such as new oak internal doors, fresh flooring, and plush carpets ensure a high-quality and consistent finish across the entire property.

The exterior is equally impressive, with a generous rear garden that offers the perfect space for family living, entertaining, or simply relaxing in the open air. To the front, a driveway and car port provide ample off-road parking for multiple vehicles.

Inside, the ground floor offers a spacious and welcoming layout, beginning with an inviting entrance porch and hallway that lead into the sitting room. An elegant archway opens into the lounge, creating a sense of flow while retaining a cosy atmosphere. A utility room with WC adds everyday convenience, while the beautifully fitted kitchen and breakfast area provide the perfect hub for family meals. The garden room completes



### Lettings Important Details

The property is offered on an unfurnished basis

Council Tax Band - D

Energy Performance Rating - C

Initial 12 Month Tenancy Offered

**PLEASE NOTE - IMAGES HAVE BEEN CREATED USING COMPUTER GENERATED STAGING**

### Lettings - Tenancy Costs

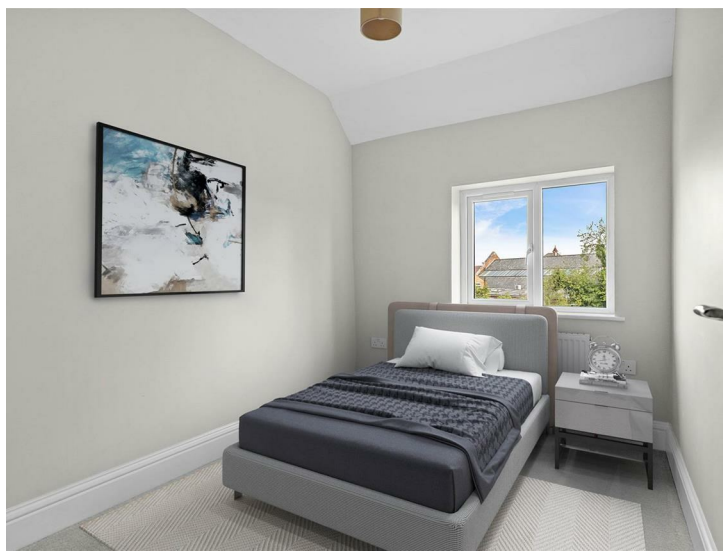
Important Application & Tenancy Costs Information - A refundable holding deposit equivalent of one weeks rent will be required to secure the property until all checks have been completed.

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.

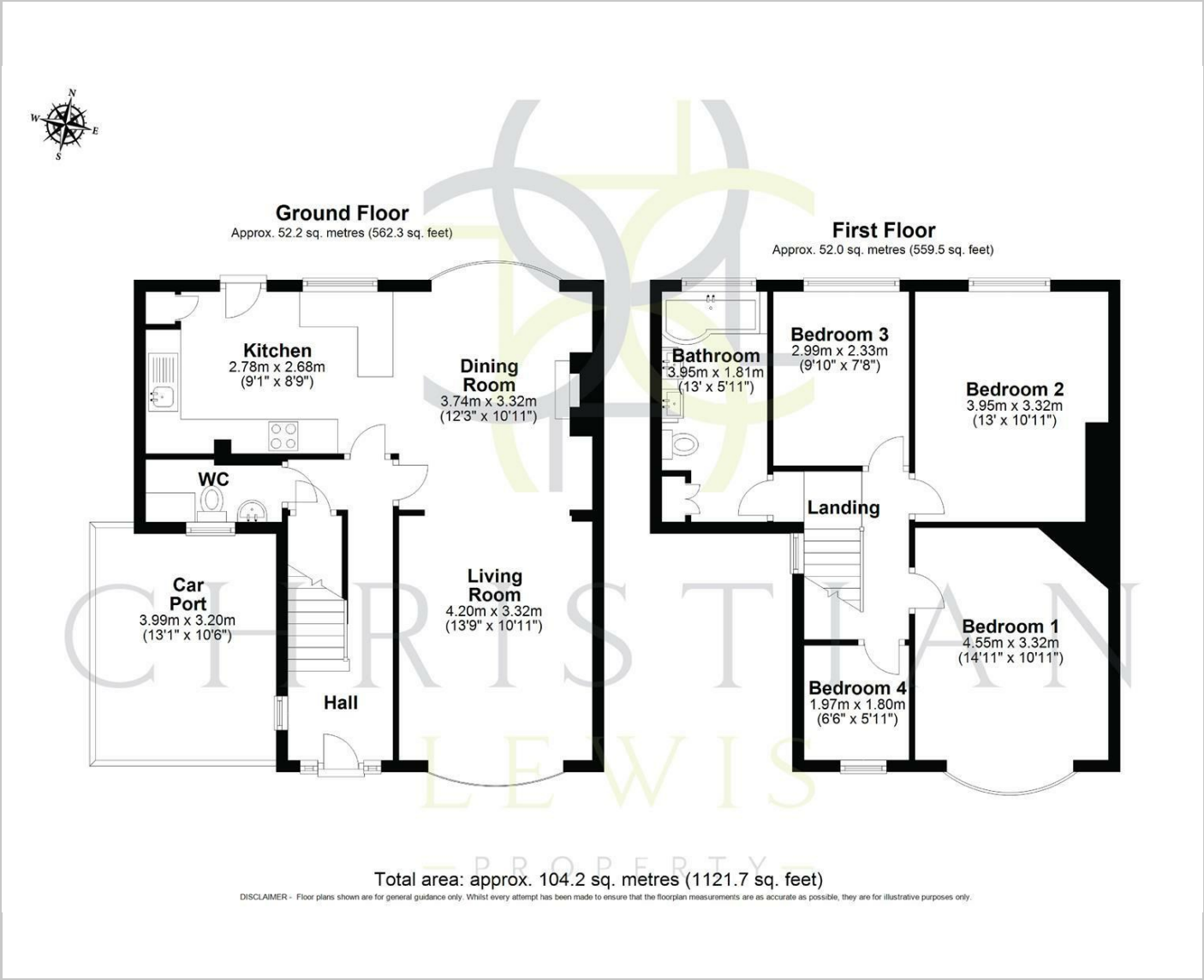
The holding deposit is non refundable in the following situations and instead used to contribute towards incurred costs;

- 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



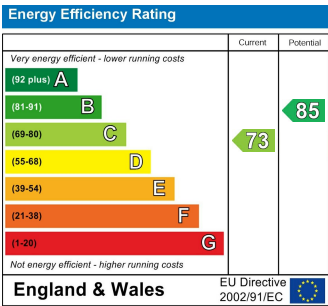
Floor Plans



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.