



9 Lower Chase Road, Malvern, WR14 2BX

Located within easy reach of Barnards Green and Great Malvern Station, this period semi-detached house has been extended and re-furbished to create a modern family home. The accommodation comprises entrance hall, downstairs WC, dining room, open plan kitchen/lounge, three bedrooms and a shower room. The property benefits from double glazing, gas central heating, off street parking and a rear garden. Available to let early January on an unfurnished basis. Pets are considered at the landlord's discretion.

- Extended Semi-Detached
- Beautifully Presented
- Kitchen
- Dining & Living Room
- Shower Room
- GC Heating & D Glazing
- Garden & Parking
- Available Early January
- EPC Rating - C69

£810 Per calendar month

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ENTRANCE

Located to the side of the property via half obscure double glazed door

ENTRANCE HALL

Ceramic floor tiles having underfloor heating, feature radiator, staircase rising with space and plumbing for automatic washing machine underneath, cupboard with hanging space, recess spotlights, electric consumer unit.

CLOAKROOM

Double glazed obscure window to front aspect, low level WC with wall flush, part tiled mosaic walls, corner wall mounted wash hand basin with towel rail, feature radiator, recess spot lights, extractor fan, ceramic tiles with under floor heating.

FITTED KITCHEN 3.03m x 3.61m (9'11" x 11'10")

Fitted with a range of contemporary wall and base units with granite worktops, stainless steel double bowl sink with mixer tap over and separate filter tap. Integrated dishwasher, fridge and freezer, 5 ring gas hob and eye level electric oven. Ceramic tiles with underfloor heating, feature radiator and steps with frosted glass panels to the split level living room.

LIVING ROOM 4.08m x 3.50m (13'5" x 11'6")

Two double panel radiators, double glazed window to side aspect, double glazed french doors to rear garden, oak flooring, recess feature, spotlights, wall mounted lighting.

DINING ROOM 3.32m x 3.61m (10'11" x 11'10")

Via glazed door, double glazed window to front aspect, double panel radiator, wall mounted lighting, sandstone open fireplace with surround and hearth.

LANDING

From the Entrance Hall the staircase rises to the First Floor landing with double glazed window to side aspect, loft hatch (loft houses combination boiler) and doors to all first floor accommodation.

BEDROOM 1 3.29m x 3.32m (10'10" x 10'11")

Double glazed window to front aspect, two fitted wardrobes with bi-fold doors, fireplace with mantel and surround, double panel radiator.

BEDROOM 2 3.48m x 2.33m (11'5" x 7'8")

Double glazed window to rear aspect, double panel radiator.

BEDROOM 3 2.67m into recess x 3.05m (8'9" into recess x 10'0")

Double glazed window to rear aspect, double panel radiator, fireplace with mantel and surround.

SHOWER ROOM 2.92m x 1.50m (9'7" x 4'11")

Fitted with a walk in double shower unit with glass screen and sunflower head, low level WC, bidet and contemporary shaped wash hand basin with vanity storage unit. Illuminated mirror, double glazed obscure window to front aspect, feature radiator and tiled floor with underfloor heating.

OUTSIDE

To the front of the property there is a block paved parking area with gated side access to the rear garden.

The rear gardens have a raised, enclosed timber deck with steps leading to patio and gravelled area with raised flower beds. Enclosed by low level wall and wooden panel fencing there is a further decked area to the rear where there is a wooden shed.

DIRECTIONS

From our Malvern office proceed down Church Street, through the traffic lights towards Barnards Green. Take the 1st exit onto Pickersleigh Road and the first right into Lower Chase Road. The property is located on the left, indicated by the Agents TO LET board.

Rent

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

Tenancy

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 agreement)

Referencing is charged to the Tenant at a cost of £75.00 plus VAT per applicant. 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.

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

Renewal tenancy agreements are charged at £25.00 plus VAT