



## 7 Harbinger Avenue, Malvern, WR14 2NL

Situated in a popular residential area this mid terraced home comprises: Entrance hall, lounge/diner and refitted kitchen whilst to the first floor there are two bedrooms and bathroom with shower. Further benefits include double glazing, gas central heating, low maintenance rear garden and off road parking. Available for an initial six month let, renewable thereafter. Not suitable for children, No Housing Benefit or Smokers please. Pets considered at landlords discretion. Available end of January 2019

- Mid Terraced Home
- Two Bedrooms
- Lounge/Diner
- Refitted Kitchen
- Bathroom With Shower
- Garden And Parking
- No Smokers Please
- Available January 2019
- EPC Rating C71

**£650 Per calendar month**

# 7 Harbinger Avenue, Malvern, WR14 2NL

## GROUND FLOOR

### ENTRANCE HALL

Upvc double glazed entrance door leads into the Entrance Hall with staircase to the First Floor, radiator and door to the Lounge/diner.

### LOUNGE/ DINER 5.13m x 3.61m max (16'10" x 11'10" max)

Double glazed window to front, radiator, wall mounted gas fire, TV point and two wall lights.

### REFITTED KITCHEN 3.58m x 2.44m (11'9" x 8'0")

Refitted with a range of white fronted base and wall mounted units with integrated stainless steel oven and four ring gas hob with extractor over. Ample working surface with tiled splash backs, stainless steel shelving, plumbing for washing machine, space for fridge/freezer. Wall mounted combination heating boiler, stainless steel sink unit, double glazed window and door to the rear garden.

## FIRST FLOOR

### LANDING

Hatch to loft space and doors to all rooms.

### BEDROOM ONE 3.51m x 2.95m (11'6" x 9'8")

Double glazed window to front, radiator, built in double wardrobe and further large storage cupboard.

### BEDROOM TWO 3.38m x 2.06m (11'1" x 6'9")

Double glazed window to rear and radiator.

### BATHROOM

Fitted with a suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Tiled splashbacks, radiator and obscured double glazed window to rear.

### OUTSIDE

To the front of the property is a small lawned foregarden with paved pathway to the front door. The rear gardens are laid to patio and gravel for ease of maintenance with a timber shed and outside lighting. Gated rear access leads to the off road parking area.

## DIRECTIONS

From our Malvern office proceed down Church Street to the Barnards Green roundabout. Take the first left into Pickersleigh Road and proceed along bearing left into Harbinger Avenue. The property will be located on the left as indicated by our 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)

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.

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.

## DISCLAIMER

Photographs of this property were taken prior to the current tenant's occupation.

The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

