



## 55 Jacomb Road, Lower Broadheath, WR2 6QW

Located in a popular and well served village on the outskirts of Worcester, this refurbished semi detached home offers comfortable accommodation which comprises in brief: entrance hall, living room, dining room, refitted kitchen and cloakroom whilst to the first floor there are two bedrooms and a refitted bathroom. The property also benefits from ample driveway parking, garage, an attractive enclosed rear garden, gas central heating and double glazing. Available to let late February on an unfurnished basis. Sorry no pets or smokers.

- Two Bed Semi Detached
- Two Reception Rooms
- Kitchen
- Gas C Heating & Dble Glazing
- Enclosed Rear Garden
- Garage & Driveway
- Available Late February
- Sorry No Pets or Smokers
- EPC Rating E48

**£775 Per calendar month**

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## Entrance Porch

A part glazed entrance door leads into the Entrance Porch with high gloss tiled flooring, cupboard housing electric meter and fuse panel.

Door to Garage and further door into the Living Room.

## Living Room 4.48m x 3.75m (14'8" x 12'4")

Double glazed window to front aspect, inset spot lighting, TV point, electric fire with stone surround, radiator and staircase rising to the First Floor landing.

From the Living Room a glazed door leads into the:

## Kitchen 3.73m x 2.91m (12'3" x 9'7")

Fitted with a range of cream fronted base and eye level units with working surfaces over, one and half bowl sink unit with mixer tap and tiled splash backs. Integrated dishwasher, fridge and freezer. Electric oven, four ring hob and extractor hood above, high gloss tiled flooring and double glazed doors leading to the rear garden.

From the Kitchen a door leads into Dining Room.

## Garage 6.57m x 2.32m (21'7" x 7'7")

With metal up and over doors, power and light. Plumbing for a washing machine and wall mounted combination boiler. Door to:

## Cloakroom/WC

Comprising of a low flush WC and radiator.

## Dining Room 3.10m x 1.95m (10'2" x 6'5")

Double glazed patio doors lead to the rear garden, radiator, inset spotlighting, high gloss flooring, TV point and door into the attached Garage.

## First Floor Landing

From the Living Room the staircase rises to the First Floor landing with hatch to loft space, doors to both Bedrooms and Bathroom.

## Bedroom One 3.03m x 3.77m (9'11" x 12'4")

Double glazed window to front, radiator and built in wardrobe.

## Bedroom Two 2.91m x 1.94m (9'7" x 6'4")

Double glazed window to rear with countryside views, radiator, built in wardrobe and airing cupboard.

## Bathroom

Fitted with a white suite comprising panelled P shaped bath with water fall mixer tap, curved glazed shower screen and 'Triton' electric shower over. Pedestal wash hand basin, low level WC, ceramic tiling to walls and floor, heated towel rail and obscured double glazed window to rear.

## Outside

To the front of the property is a newly installed driveway which provides ample off road parking and leads to the attached Garage.

The enclosed rear garden has a decked patio seating area adjoining the rear of the house which leads to a level lawned garden flanked by sleeper edged shrub beds. The garden is enclosed by timber fencing to all sides.

## Directions

From the Worcester by pass take the A44 sign posted for Bromyard. Turn right on to Crown East Lane. Upon entering the village turn right onto Bell Lane. At the T Junction turn left on to the B4204. Turn right onto Hallow Lane and left into Jacomb Road. Proceed to the end of the cul-de-sac and the property will be located on the left hand.

## Council Tax

We understand that this property is council tax band B.

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

## 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.

## Tenancy Agreement

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 and an additional upfront fee of £60.00 for the checkout report at the conclusion of the tenancy.

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.

