

SETS



£1,250 pcm

37 Arden Road
Copperfields Worcester

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 1	EPC D

Situated on a quiet Road within the Copperfields area of WR5 is this spacious three bedroom semi detached family home.

To the ground floor there is a Sitting/Dining Room with patio doors leading through to the conservatory and also off the entrance hall is the kitchen.

On the first floor there are three bedrooms, two double rooms and a large single bedroom and there is also a shower room.

Externally the front has parking for multiple vehicles and a driveway leading to the garage, whilst the rear has a good size garden which is mainly laid to lawn.

Council Tax Band C - Worcester Council. EPC Rating D - 61- AVAILABLE IMMEDIATELY

A tenancy agreement will be set up on an initial six or twelve month period. Rent is payable monthly in advance on the same day of each month by standing order that the tenancy commenced - unless otherwise specified the rent is exclusive of all outgoing. A holding deposit equivalent to one weeks' rent per tenancy is charged, which is deductible from the final calculated move-in monies. If references are not satisfactory, if you decide not to go ahead, or don't take reasonable steps to agree a tenancy by the deadline the holding deposit becomes non-refundable. Satisfactory references are required prior to an application being approved along with a deposit equivalent to five weeks' rent which is refundable upon departure with a satisfactory inspection of the property by the Landlord at the end of the tenancy agreement. On receipt of acceptable references the tenancy agreement will be drawn up.



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