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**Johnsons**   
**PROPERTY CONSULTANTS**  
LETTINGS • SALES • MANAGEMENT



**35 Harvey Road**  
, Evesham, WR11 3BQ

**£925 per calendar month**  
Fees apply

**3 Bedroom House Available Now**

## Description

**\*\*THIS PROPERTY OFFERS A DEPOSIT REPLACEMENT OPTION. PLEASE ASK FOR MORE DETAILS\*\***

This recently decorated three to four bedroom 2 storey maisonette is set over three floors, and has views of the River Avon. The property is situated in the Bengeworth area of Evesham, and is within walking distance of local amenities such as Lidl supermarket, Bengeworth Academy and other various shops and restaurants. The property is also close to the A46 which has direct links to Worcester, Birmingham and the Cotswolds.

The property is set over three floors. To the first floor is a small utility room with plumbing for a washing machine, dishwasher etc and stairs that lead to the first floor.

To the first floor you will find a galley kitchen, fully fitted with base and wall units and a brand new Glow-worm boiler. The bathroom is also located on this floor and has a bath and separate shower cubicle. Also to the first floor is a good size room that has access to a balcony with lovely views down to the River Avon. This room would be best suited as a bedroom, dining room or even a home office. To the front of the property on this floor, is a good size living room with gas fireplace.

Stairs lead to the second floor where you will find three bedrooms, the smallest would be best suited as a single, whereas the second bedroom could be a double. The master bedroom has fitted wardrobes and windows looking out over the river.

The property also benefits from its own driveway suitable for one car which is block paved. The garden is to the rear of the property and has a raised patio area which will have railings around to ensure safety. There are steps down into a good size garden area which is completely enclosed by fencing.

Gas central heated and double glazed throughout.

Pets considered on application depending on size and breed.

Available unfurnished early November.

No smokers.

EPC Rating – D (59)

Council Tax Band C, payable to Wychavon District Council.

Broadband enquiries at the property concerning its availability and estimated strength and download speeds can be made with bt.com.

N.B - Any white goods left at the property are left on the understanding that the landlord is not obliged to either repair or replace, if they choose not to do so. Breakdowns must be reported to the agent.

**BEFORE YOU MOVE IN:**

Referencing (identity, immigration and visa confirmation where necessary, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability).

In order to remove a property from marketing, we will charge a refundable Holding Deposit which will be equivalent to one weeks rent £213.46 and will be used as part of the first month's rent. The Holding Deposit will be returned within 15

Property Ref: 191707  
Property Ref: the landlord or the agent decide not to take the tenancy

## Tenancy Deposit

The tenancy deposit required for this property is £1,067.30

## How to Apply

Simply download an application form from our website for each applicant over the age of 18, complete, sign and return to the office.

Please also supply a suitable form of ID (driving licence or passport) and recent proof of address (less than 3 months old) i.e. utilities bill or phone/ bank statement.

Should you require a Guarantor, they will also need to complete a form.

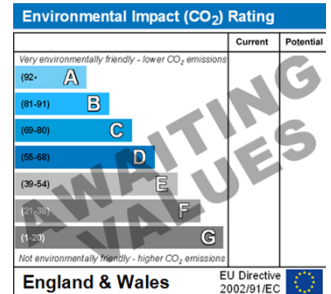
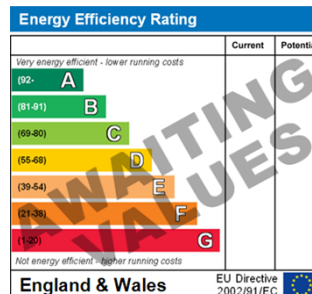
Once we have discussed your application with the landlord, you will receive an email link to complete your full application online.

Goodlord are an external, professional referencing agency offering an independent, third party referencing service.

## Further Information

These particulars are meant for identification purposes only and do not form any part of an offer or contract. Johnsons Property Consultants have the right to change any of the details at any time. Any floorplans are for general identification only and are not necessarily to scale. Any white goods are left on the understanding that the landlord is not obliged to repair or replace. Breakdowns must be reported to the agent.

If you would like a copy of the full Energy Performance Certificate, please contact our office on 01386 761515 or email [evesham@johnsons-property.co.uk](mailto:evesham@johnsons-property.co.uk)



## Your Notes