

Saltwood Avenue | Berkeley Alford | Worcester | WR4 0JP

## £995 Per Month

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ESTATE AGENTS

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Nestled in the desirable Wardon Villages, this charming house on Saltwood Avenue offers a perfect blend of modern living and comfort. New carpets throughout and fully redecorated this is an ideal choice for couples or small families seeking a tranquil retreat.

Upon entering, you are greeted by a well-appointed reception room that provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The property boasts two spacious bedrooms, each designed to maximise comfort and natural light, ensuring a restful night's sleep.

The contemporary bathroom features modern fixtures and finishes that enhance the overall appeal of the home. The kitchen provides a functional space for culinary endeavours leading on the garden.

With the off-road parking for two cars in a sought-after area, allowing for convenience and peace of mind

- Fully redecorated home
- Sought-after Wardon Villages
- 2 Off-road parking spaces
- Two cosy bedrooms
- Modern bathroom
- Spacious reception room
- Viewing recommended

**Living Room**
13'10" x 10'2" (4.2m x 3.1m)
A welcoming entrance hall leads directly to the living room, which is spacious and bright, featuring a large window that fills the room with natural light. The walls are painted in a soft neutral tone, complemented by a grey carpet underfoot. There is a charming fireplace as a focal point, adding a touch of character to this inviting space.

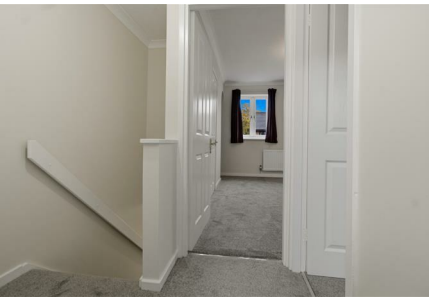
















## Kitchen/Diner

13'5" x 8'2" (4.1m x 2.5m)

The kitchen/diner is practical and well laid out, with plenty of white cabinetry and wood-effect work surfaces providing good storage and preparation space. A stainless steel oven and extractor hood are integrated, with a tiled splashback in a classic white subway tile design. Large floor tiles cover the floor, and a door opens out to the rear garden, bringing the outside in with natural light and easy garden access.

## Landing

Upstairs, the landing connects two bedrooms and the bathroom. It is neatly presented with light walls and grey carpeting that continues from downstairs.

## Bedroom 1

11'11" x 10'2" (3.6m x 3.1m)

The principal bedroom is generously sized and bright, with a neutral colour scheme and twin windows that allow plenty of daylight. It benefits from a storage cupboard, adding practical touches to the room's calm atmosphere. The carpeting is a soft grey, consistent with the rest of the home.

## Bedroom 2

10'2" x 7'1" (3.1m x 2.2m)

This second bedroom is cosy and well-lit, featuring a single window dressed with dark curtains. The walls are painted in a neutral shade, and the grey carpet provides a soft underfoot feel, making this a comfortable space suitable for a child, guest room or study.

## Bathroom

The bathroom is compact yet functional, with white tiles accented by a blue decorative tile band. It includes a standard white suite comprising a bath with shower overhead, a pedestal basin and a WC. A window provides natural light and ventilation, while the flooring is a practical wood-effect vinyl.

## Rear Garden

The rear garden is enclosed and private, featuring a paved patio area ideal for outdoor seating and a lawn bordered by fencing for security and seclusion. The garden receives natural light throughout the day and offers a peaceful outdoor space for relaxation or gardening.

## Rental Footer











Holding Deposit & Checks
A holding deposit will be required to reserve the property once an offer is agreed. This secures the property while referencing and paperwork are completed and will be deducted from the first month's rent or tenancy deposit, subject to agreement.
The holding deposit may be retained if an applicant withdraws, provides false or misleading information, fails a Right to Rent check, or does not take reasonable steps to enter into the tenancy.
All applicants will be required to complete Right to Rent, identity, and Anti–Money Laundering (AML) checks in line with current legislation.

Right to Rent checks will be completed in line with current UK legislation.

In line with Anti-Money Laundering regulations, all prospective tenants will be required to provide identification and proof of address during the application process. We may also carry out referencing and credit checks as part of our due diligence.

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These particulars are intended as a general guide only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no guarantee or warranty is given and all details should be independently verified by any interested party. Measurements, floorplans, descriptions, and photographs are provided for guidance purposes only and may not be to scale.
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Prospective buyers/tenants are advised to carry out their own inspections, surveys, and due diligence before proceeding.

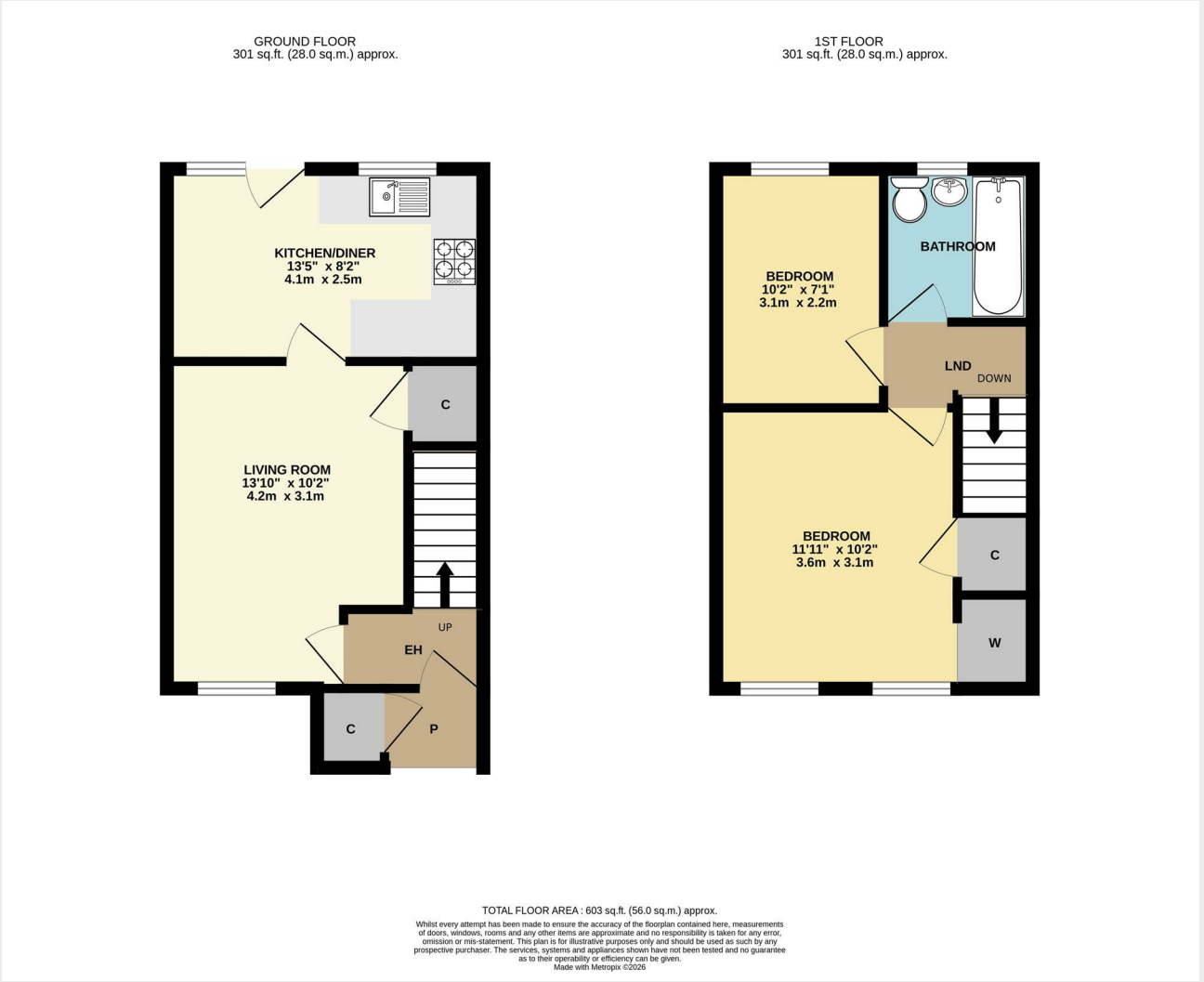




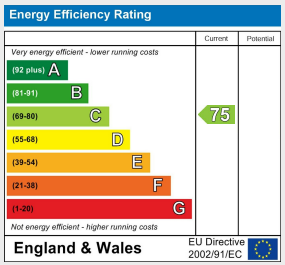







Council Tax Band **B** EPC Rating **C**




58, London Road Worcester
Worcestershire
WR5 2DS
01905 935958
hello@yourpropertybox.co.uk
www.yourpropertybox.co.uk