



254 Chelmsford Avenue Grimsby, North East Lincolnshire DN34 5DF

RENT ME. A delightful and well presented traditional bay fronted THREE BEDROOM SEMI DETACHED HOUSE WITH PRIVATE DRIVE/PARKING. Located just off Laceby Road, with stylish accommodation boasting striking natural wood floors and many characterful features, comprising Entrance Hall, Living Room with feature fireplace. Separate Sitting & Dining Room again with feature fireplace, attached sun room and modern, well fitted kitchen with built in oven, hob, extractor, fridge & freezer. Useful under stair utility cupboard. Bright & airy first floor landing serves the two double and one single bedroom along with the splendid bathroom with white suite. There is an enclosed, good size rear garden with concrete store/garage (no vehicular access). Gas central heating. Double Glazing. Viewing is highly recommended. Available Early/Mid February 2026

- GORGEOUS SEMI DETACHED HOUSE WITH OFF STREET PARKING
- SITUATED JUST OFF LACEBY ROAD AND AVAILABLE EARLY/MID FEBRUARY 2026
- GOOD SIZE WELL PRESENTED THROUGHOUT
- ENTRANCE HALL, LIVING ROOM, SEPARATE SITTING & DINING ROOM ALONG WITH SUN ROOM
- MODERN KITCHEN WITH CREAM SHAKER STYLE UNITS AND BUILT IN APPLIANCES
- FIRST FLOOR LANDING SERVES THE THREE BEDROOMS AND FAMILY BATHROOM
- LOTS OF CHARACTERFUL FEATURES INCLUDING NATURAL WOOD FLOORING
- GOOD SIZE, ENCLOSED REAR GARDEN WITH STORE/WORKSHOP
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- VIEWING HIGHLY RECOMMENDED

£795 Per Calendar Month



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

With arch formed entrance having a pale grey woodgrain effect composite door leading to:-

ENTRANCE HALL

With striking polished wood flooring, Victorian style radiator, decorative picture rail. Ornate moulding to the patterned ceiling. Stair case with spelled balustrade and polished wood newel posts and handrail.



LIVING ROOM

11'11" x 9'11" widening to 12'4" (3.65m x 3.03m widening to 3.76m)

With prominent double glazed, decorative leaded walk in bow window to the front aspect. Attractive & modern white feature fireplace with pebble effect gas fire inset - situated on the chimney breast wall. Continuation of the natural polished wood flooring. Decorative picture rail. Central heating radiator. Double opening 1/2 glazed doors lead to:-



SITTING & DINING ROOM

19'1" x 11'4" (5.83m x 3.46m)

A generous size room allowing sitting and dining space and again boasting an attractive white feature fireplace with ornate gas fire inset. Decorative picture rail, natural polished wood flooring. 2 x central heating radiators. Double glazed French doors to:-



SUN ROOM/CONSERVATORY

9'4" x 7'5" (2.85m x 2.27m)

With double glazed window sections and door giving access and views to the rear garden. Light oak effect laminate flooring.

KITCHEN

14'8" x 6'6" (4.49m x 2.0m)

Fitted with a good range of soft buttermilk colours, shaker style wall, base and drawer units with complementary wood effect work surfacing and inset 1.5bowl resin sink unit with mixer tap. Built in appliances include a double oven, 4 ring gas hob, Chrome extractor hood, integrated refrigerator & freezer. Cream retro style high gloss ceramic tiling to splashback areas. Wall mounted gas central heating boiler. Grey ceramic tiled floor. Wall mounted panel radiator. Double glazed window and door to rear. Built in utility cupboard situated under the stairs but accessed from the kitchen and having a double glazed window to side aspect.



FIRST FLOOR LANDING

A bright and airy landing with large double glazed picture window to side aspect. Spelled balustrade with polished wood newel post & handrail. Natural wood flooring. Loft Access.



BEDROOM 1

12'0" x 11'10" (3.66m x 3.62m)

With double glazed window to the rear boasting plantation shutters. Victorian style central heating radiator. Decorative picture rail. Polished wood floor.



BEDROOM 2

11'5" x 11'0" (3.48m x 3.36m)

Again having a double glazed window to the front aspect with plantation shutters. Decorative picture rail. Victorian style radiator, polished wood floor.



BEDROOM 3

7'5" x 6'6" (2.27m x 1.99m)

Double glazed window to front, again with fitted plantation shutters. Victorian style radiator. Decorative picture rail. Polished wood floor.



FAMILY BATHROOM

71" x 5'10" (2.17m x 1.80m)

Fitted with a traditional style white suite with modern contemporary grey brick effect tiling to walls. Suite comprises of low flush WC. Vanity hand basin in dedicated toiletry surround. Encased bath with twin head rainforest style shower system over. Victorian style towel radiator. Recess lights to ceiling. Double glazed window to side aspect.



OUTSIDE

The property has gardens to the front and rear. The fore garden provides off street parking/driveway with decorative brick wall & wrought iron frontage. There are double opening timber gates to the side of the property (No vehicular access to rear)

The rear garden is extensively block paved for ease and maintenance providing ample seating/patio area and has planted side border. There is a sectional concrete garage/store (No vehicular access) .

Outside lighting & tap.



REAR ELEVATION



STORE/WORKSHOP



COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - D

RENTAL APPLICATION TERMS

The general rule of thumb is your annual income should be 30 times the monthly rent.

Referencing fees are paid by the landlord, however if an application fails due to false/misleading information or the applicant withdraws then the referencing and administration costs will be charged to the Applicant and deducted from the holding deposit.

Also on signing your tenancy agreement one month's rent in advance and a deposit of £917.00 is required

VIEWING ARRANGEMENTS

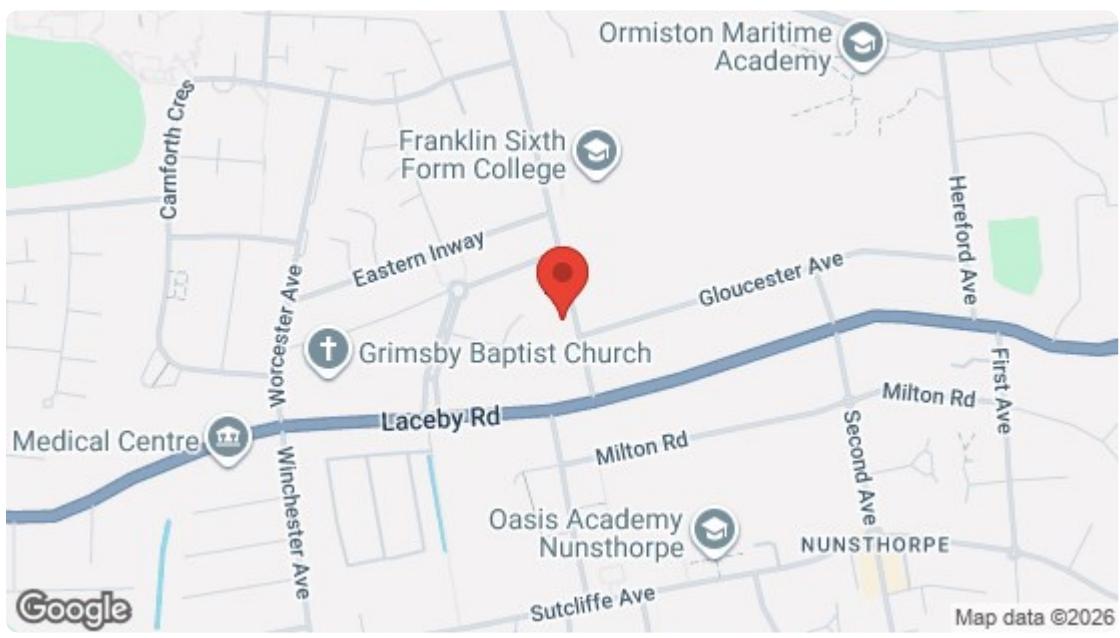
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

CLIENT MONEY PROTECTION

This is to certify that JOY WALKER ESTATE AGENTS LTD trading as JOY WALKER ESTATE AGENTS is part of the Propertymark Client Money Protection Scheme. MAIN SCHEME MEMBER REFERENCE :- C0012356



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.