



Maisonette, 371 Grimsby Road Cleethorpes, North East Lincolnshire DN35 7JR

Situated above and to the rear of the Today convenience store on the corner of Grimsby Road & Bennett Road. Accessed to the rear from Bennett Road is this generously proportioned 3 Bedroomed Maisonette which has undergone a refurbishment programme and includes new kitchen with appliances. Modern shower room. Newly laid carpets and modern decor. Accommodation offers Entrance Utility Porch, Living Dining Kitchen, ground floor shower room, Inner hall and staircase to first floor landing. There are Three bedrooms and a living room to the first floor. Alternatively the first floor living room can easily be used as a bedroom. Gas Central heating system. Double Glazing. Enclosed rear garden. Immediate Availability.

£675 Per Calendar Month

- REFURBISHED AND GENEROUSLY SIZED MAISONETTE WITH ENCLOSED GARDEN
- ENTRANCE UTILITY PORCH WITH BUILT IN BOILER CUPBOARD
- LIVING DINING KITCHEN AND GROUND FLOOR SHOWER ROOM WITH WC
- INNER HALL WITH STAIRCASE TO FIRST FLOOR LANDING
- THREE BEDROOMS & LIVING ROOM TO FIRST FLOOR
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- REFURBISHED TO INCLUDE NEWLY LAID CARPETS & MODERN DECOR
- SIDE/REAR ENCLOSED GRAVELLED/PAVED GARDEN
- IMMEDIATE AVAILABILITY



ACCOMMODATION

Accessed via timber gate from Bennett Road into the enclosed garden. Pvc Double glazed entrance door gives access to:-

UTILITY ENTRANCE PORCH

With plumber and vent for automatic washing machine & tumble dryer. There is a washing machine & tumble dryer in situ but these will not be replaced if break down.

Built in store cupboard housing the wall mounted Ideal gas central heating combination boiler. Half glazed door to:-



LIVING DINING KITCHEN

21'11" (widening to 28'8") x 10'7" max (6.70m (widening to 8.75m) x 3.23m max)

Refurbished to provide a newly fitted range of modern cupboards & drawers in an Anthracite Grey coloured finish with contrasting white onyx style work surfacing and splashbacks. Inset grey 1.5 bowl resin sink unit with chrome mixer tap. Built in appliances include the newly installed electric cooker, ceramic hob & chrome extractor hood. 2 x central heating radiators. Grey ceramic tiled floor. 2 x double glazed windows to side aspect.



SHOWER ROOM

6'1" x 4'7" (1.87m x 1.40m)

Providing a newly installed suite in white comprising vanity hand basin in dedicated toiletry cupboard, low flush WC and corner set shower enclosure. Wall mounted towel radiator. Extractor unit.



INNER HALL

With staircase to first floor, under stair recess. Built in electric meter cupboard. Stairs with wall mounted handrail.

FIRST FLOOR LANDING

With 2 x central heating radiators & light fittings. Leading to all rooms as follows:-

LOUNGE

12'5" x 15'2" (3.81m x 4.64m)

Two double glazed window to front elevation. 2 x central heating radiators.



BEDROOM 1

18'11" x 7'3" (5.79m x 2.23m)

2 x double glazed windows, central heating radiator



BEDROOM 2

11'2" (narrowing to 6'2" in part) x 9'7" (3.42m (narrowing to 1.89m in part) x 2.94m)

Double glazed window, central heating radiator



BEDROOM 3

8'7" x 10'5" (2.62m x 3.20m)

Double glazed window to rear, central heating radiator.



OUTSIDE

There is an enclosed side & rear garden which has been gravelled & paved for ease & maintenance. Side access gate from Bennett Road to the garden.



COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

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 £778.00 is required.

CLIENT MONEY PROTECTION

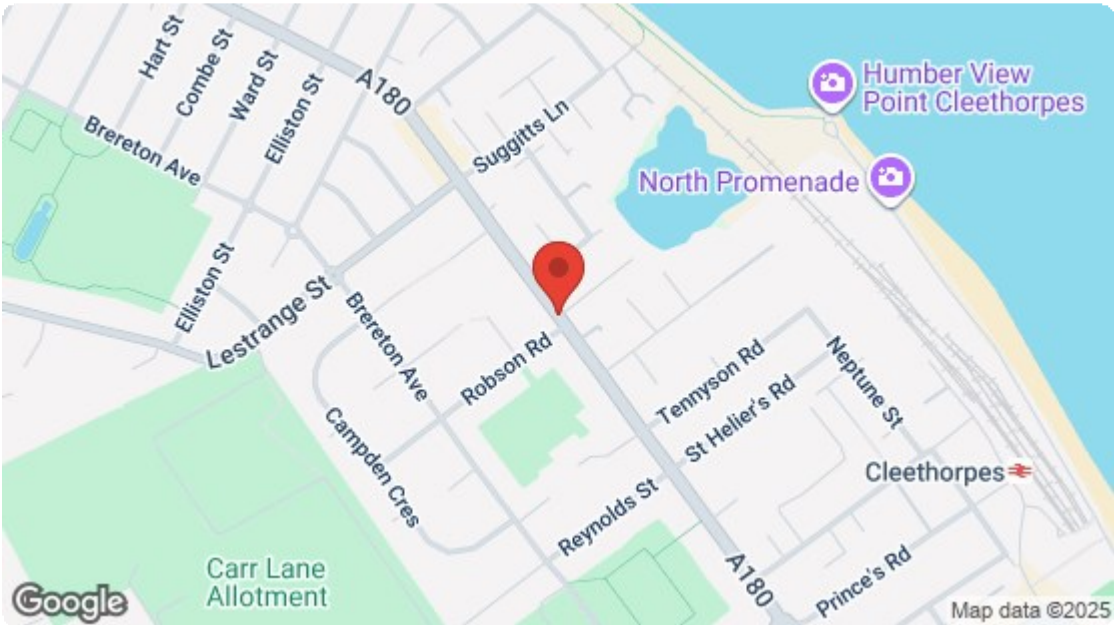
This is to certify that JOY WALKER ESTATE AGENTS LTD trading as JOY WALKER ESTATE AGENTS is part of the Propertymark Client Money Protection Scheme. MAIN SCHEME MEMBER REFERENCE :- C0012356

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.