



## 71 Fairview Avenue Cleethorpes, DN35 8DG

A traditional Med Terrace property in popular residential location with accommodation comprising Entrance Porch, Living Room with exposed chimney recess. Dining kitchen with built in oven, hob & extractor. Rear Utility and ground floor bathroom with white suite. First floor has TWO GOOD SIZE BEDROOMS. Gardens to the front & rear. Gas Central heating system and majority double glazing. Immediate Availability

**£675 Per Calendar Month**

- TRADITIONAL MID TERRACE PROPERTY WITH ENCLOSED FRONT & REAR GARDENS
- GOOD SIZE LIVING ROOM WITH FEATURE CHIMNEY RECESS
- DINING KITCHEN WITH SHAKER STYLE BEECH EFFECT UNITS
- REAR UTILITY AND GROUND FLOOR BATHROOM WITH WHITE SUITE
- TWO GOOD SIZE DOUBLE BEDROOMS
- GAS CENTRAL HEATING SYSTEM
- MAJORITY DOUBLE GLAZING
- POPULAR RESIDENTIAL LOCATION
- IMMEDIATE AVAILABILITY



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

A Pvc double glazed entrance door leads to:-

## ENTRANCE PORCH

Directly off is the:-

## LOUNGE

14'0" x 12'2" (4.27m x 3.73m)

With double glazed window to the front aspect. Natural wood effect laminate flooring. Central heating radiator. Coving to the ceiling. Timber mantle shelf with exposed brick chimney breast. Built in under-stairs storage cupboard.

## INNER HALL

Having staircase off with wall mounted handrail. Light oak style laminate flooring. Leading to:-

## DINING KITCHEN

12'2" x 10'0" (3.73m x 3.05m)

Fitted with a range of wall, base & drawer units in a Shaker style Beech wood effect finish with complimentary grey work surfacing. Inset 1.5bowl stainless steel sink unit with mixer tap. Ceramic tiling to splash back areas. Light oak effect laminate flooring. Built in New World electric oven, New World 4 ring gas hob, and extractor hood. Central heating radiator. Wooden glazed door and window to the utility.

## UTILITY ROOM

7'1" x 6'11" (2.16m x 2.13m)

Providing plumbing for automatic washing machine. Timber door and single glazed window to rear. Tiled flooring.

## BATHROOM

6'9" x 4'5" (2.08m x 1.37m)

Situated off the kitchen and providing a white suite comprising pedestal wash basin, low flush WC and panelled bath. Part tiled walls, central heating radiator. Wood effect vinyl flooring. Double glazed window to rear.

## FIRST FLOOR LANDING

Loft access. Both bedrooms directly off as follows:-

## BEDROOM 1

14'0" x 12'2" (4.27m x 3.73m)

Double glazed window to front aspect. Exposed brick feature wall & chimney breast with ornate/decorative fireplace. Built in shelved cupboard. Central heating radiator. Wood effect laminate flooring.

## BEDROOM 2

12'2" x 10'0" (3.73m x 3.05m)

Double glazed window to the rear. Built in shelved cupboard, additional built in slim low cupboard housing the gas central heating boiler. Central heating radiator

## OUTSIDE

The property has gardens to the front & rear. The rear garden is enclosed by timber fencing/walling and has rear gated access. Being mainly laid to lawn.

## 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.

## VIEWING ARRANGEMENTS

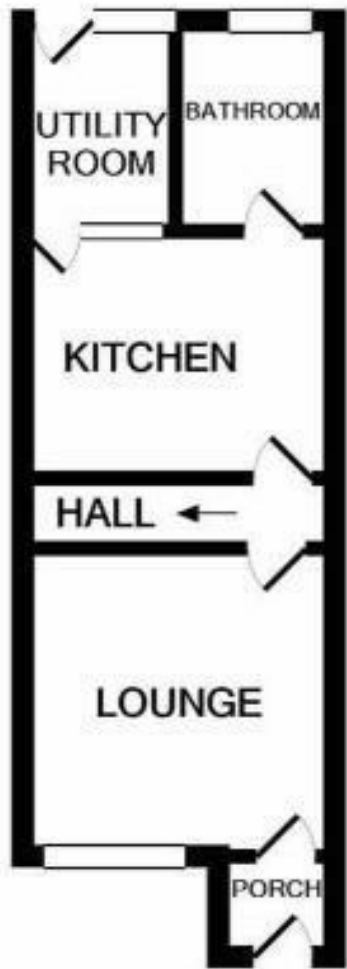
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

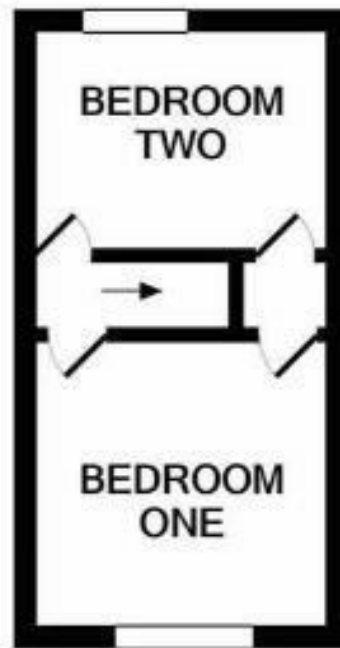
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

## 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



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>62</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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.