



3 Brian Avenue Waltham, North East Lincolnshire DN37 0JS

Located within this popular village is this THREE BEDROOM SEMI DETACHED HOUSE. The accommodation offers :- entrance hall, lounge, kitchen, downstairs w/c, three bedrooms, bathroom. Front and rear gardens. Off Street Parking. Gas central heating system and double glazing. IMMEDIATE AVAILABILITY

£825 Per Calendar Month

- POPULAR VILLAGE LOCATION
- THREE BEDROOM SEMI DETACHED HOUSE
- LOUNGE
- KITCHEN
- DOWNSTAIRS W/C
- BATHROOM
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- IMMEDIATE AVAILABILITY



PHOTOGRAPHS

All the photographs on this brochure are for illustrations purposes only.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE HALL

Approached via a double glazed door. Staircase to the first floor.

LOUNGE

15'5" x 12'5" (14'0") (4.70m x 3.79m (4.27m))

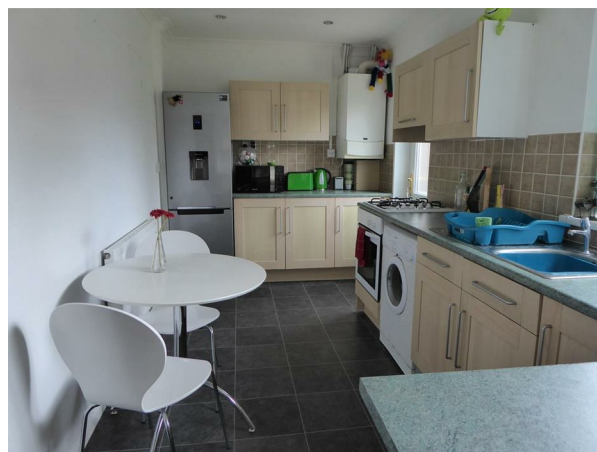
Double glazed bay window to the front, radiator.



KITCHEN

15'6" x 7'4" (4.73m x 2.26m)

Fitted with wall and base units in a beech finish, contrasting work surface incorporating the stainless steel sink unit with hot and cold taps. Built in oven and gas hob with extractor unit over. Space for a fridge freezer and plumbing for a washing machine. Gas central heating boiler. Double glazed window to the rear, double glazed door gives access to the rear garden.



INNER LOBBY

Under stair storage

DOWN STAIRS W/C

Fitted with a low flush w/c. Double glazed window to the rear. Tiling to dado height



FIRST FLOOR LANDING

BEDROOM 1

11'7" x 10'8" to the front of the wardrobes (3.55m x 3.27m to the front of the wardrobes)

Fitted wardrobes, double glazed window to the front. Radiator.



BEDROOM 2

12'6" x 8'3" (3.83m x 2.53m)

Double glazed window to the rear, radiator.



BEDROOM 3

6'1" x 6'10" (1.87m x 2.10m)

Double glazed window to the front, radiator.



BATHROOM

6'1" x 4'9" (1.87m x 1.47m)

Fitted with a white suite comprising of bath with shower over, wash hand basin and low flush w/c. Double glazed window to the rear. Radiator.



OUTSIDE

GARDENS

The front garden is concreted with block detail. A side gate leads to the rear garden being lawned with planted borders and patio area. Garden shed.



GARDENS

Additional photo



COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - C

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 £950.00 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

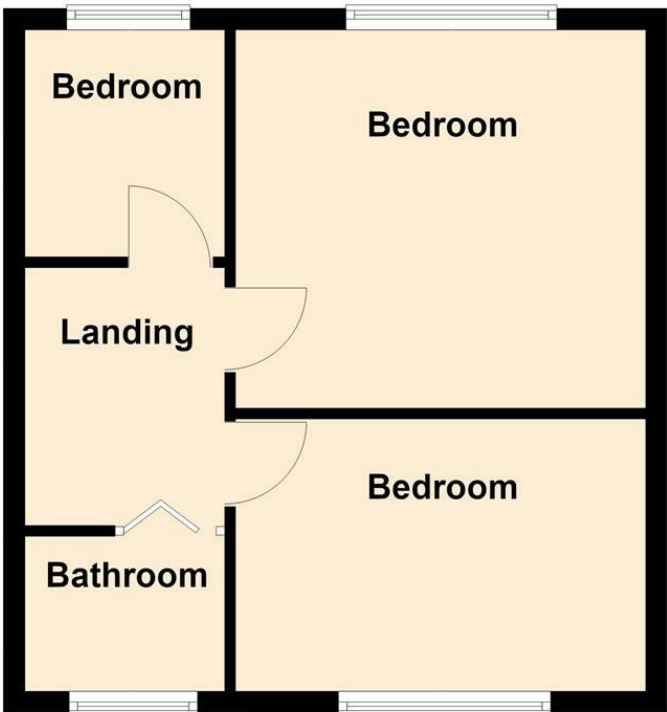
Ground Floor

Approx. 36.2 sq. metres (389.5 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.5 sq. feet)



Total area: approx. 71.9 sq. metres (774.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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.