



## 80A St Peters Avenue Cleethorpes, North East Lincolnshire DN35 8HU

Available to let is this spacious four-bedroom maisonette with private entrance and rear southerly garden, offering accommodation over three floors. The property features a fitted kitchen, inner hall with pantry storage, living room, inner hall with stairs to the first floor landing and the three good size bedrooms, family bathroom, additional stairs to the loft-conversion bedroom. Ideally situated within easy reach of local shops, schools, and transport links, this versatile home is perfect for families seeking generous living space with outdoor space. Water charges are included within the rent.

**£850 Per Month**

- FOUR BEDROOM MAISONETTE ACCESSED OFF CHARLES STREET
- MODERN DINING KITCHEN WITH APPLIANCES
- INNER LOBBY WITH PANTRY/STORAGE OFF
- LIVING ROOM WITH PROMINENT WALK IN BAY WINDOW
- INNER HALL WITH STAIRS TO FIRST FLOOR LANDING
- THREE BEDROOMS & GENEROUS BATHROOM TO THE FIRST FLOOR
- 2ND FLOOR LANDING TO BEDROOM 4
- SOUTHERLY ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING & DOUBLE GLAZING
- RENT IS INCLUSIVE OF WATER USAGE IMMEDIATE AVAILABILITY



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

Accessed from the rear garden via double glazed French doors

## DINING KITCHEN

19'8" x 8'2" (6.0m x 2.50m)

Fitted with a range of modern Cream high gloss wall & base units with complimentary chrome D handles and wood effect work surfacing. Space & plumbing for automatic washing machine & dish washer. Space for upright fridge/freezer. Built in Lamona electric oven, four ring gas hob and a chrome extractor hood. Central heating radiator with thermostatic valve. Recess lights to ceiling. Wall mounted Ideal gas central heating boiler



## INNER LOBBY & PANTRY

Providing a walk through to the lounge and has the Shelved Pantry Store directly off.

## LOUNGE

16'10" x 8'2" (5.15m x 2.50m)

With walk in double glazed bay window to side aspect. Central heating radiator with thermostatic valve. TV aerial, Virgin Media connection. Recess lights to the ceiling. Newly fitted grey carpet



## INNER HALL & STAIRS

Having staircase to the first floor

## FIRST FLOOR LANDING

With spelled balustrade. Central heating radiator with thermostatic valve. Grey fitted carpet.

## BEDROOM 1 (Or Alternative Lounge)

13'2" x 12'1" (4.02m x 3.70m)

Double glazed window to the front aspect and views down Sea View Street. Central heating radiator with thermostatic valve. Built in low cupboard housing the electric meter. TV aerial connection.



### **BEDROOM 2**

15'2" x 6'10" (4.63m x 2.09m)

Double glazed window to rear, central heating radiator with thermostatic valve. TV aerial socket. Newly fitted grey carpet



### **BEDROOM 3**

10'4" x 5'0" (3.17m x 1.525m)

Double glazed window to the rear, wall mounted light fitment, central heating radiator with thermostatic valve. Newly fitted grey carpet



### **BATHROOM**

9'2" x 8'2" (2.80m x 2.50m)

A generous room boasting encased bath, low flush WC, pedestal wash basin along with corner set shower cubicle. Central heating radiator with thermostatic valve. Wood effect vinyl floor (new). Double glazed window to rear.



### **STAIRCASE TO 2ND FLOOR**

With continuation of the spelled balustrade.



## **2ND FLOOR - BEDROOM 4**

14'8" x 8'2" (4.47m x 2.49m)

2 x double glazed skylight windows to the ceiling, recess lights. central heating radiator with thermostatic valve. TV aerial socket. Fitted grey carpet (new)



## **OUTSIDE**

The property enjoys a south facing garden with boundaries defined by brick walling. Paved & gravel patio garden. Gates access to alleyway with pedestrian access from either Charles Street or George Street

## **COUNCIL TAX BAND & EPC RATING**

Council Tax Band - A

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 £980.00 is required

## **VIEWING ARRANGEMENTS**

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

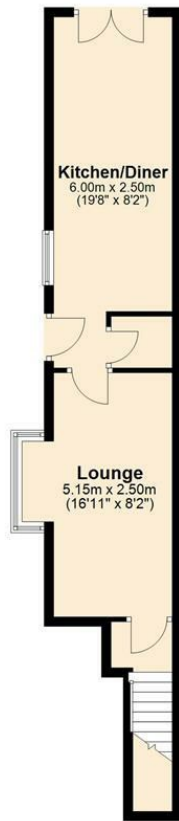
## **OPENING TIMES**

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

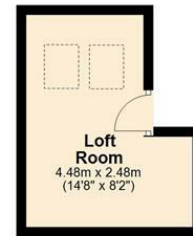
**Ground Floor**  
Approx. 36.1 sq. metres (388.5 sq. feet)



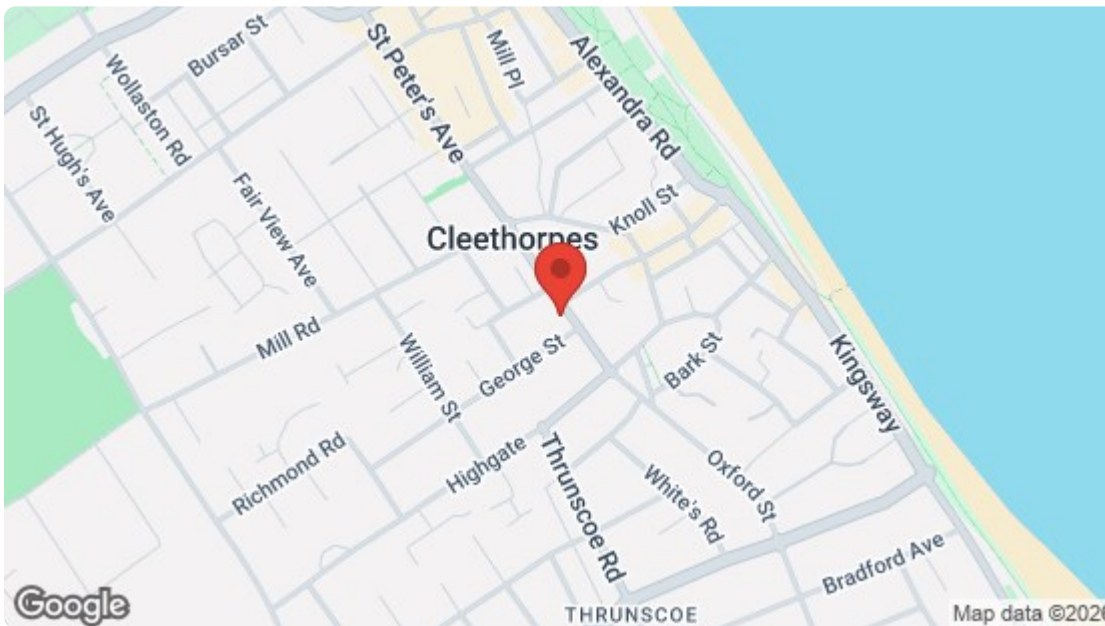
**First Floor**  
Approx. 49.3 sq. metres (530.4 sq. feet)



**Loft**  
Approx. 13.1 sq. metres (140.9 sq. feet)



Total area: approx. 98.5 sq. metres (1059.8 sq. feet)



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			
		69	83
England & Wales		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> 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 firm's 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.