



## 50 Philip Grove Cleethorpes, North East Lincolnshire DN35 9DH

Situated off Brian Avenue & Philip Avenue in a popular grove is this lovely, refurbished TWO BEDROOM SEMI DETACHED BUNGALOW with lawned gardens to the front and rear, generous drive and good size garage. The newly decorated property with new carpets/flooring throughout and has accommodation comprising Welcoming Entrance Hall, Lounge, Modern & stylish fitted kitchen with built in Oven, Hob & Extractor. Striking new bathroom with white suite and Rainforest style shower over the bath. Gas Central heating System & Double glazing. Bright & fresh decor and fashionable internal doors. IMMEDIATE AVAILABILITY AND MOVE IN READY

**£850 Per Calendar Month**

- A FABULOUS REFURBISHED SEMI DETACHED BUNGALOW
- NEAT, LAWNED FRONT & REAR GARDENS WITH GENEROUS DRIVE AND GARAGE
- GOOD SIZE ENTRANCE HALL
- LIVING ROOM WITH PICTURE WINDOW AND SIDE ASPECT WINDOWS
- MODERN FITTED KITCHEN WITH BUILT IN OVEN, HOB & EXTRACTOR
- TWO BEDROOMS AND STYLISH BATHROOM
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- NEWLY FITTED CARPETS & FLOORING THROUGHOUT
- IMMEDIATE AVAILABILITY



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

A double glazed entrance door situated at the side of the property gives access to:-

### ENTRANCE HALL

13'6" x 5'11" (4.13m x 1.81m)

A bright and welcoming entrance with central heating radiator, built in tall and slim meter/utility cupboard.



### LOUNGE

14'3" x 10'7" (4.35m x 3.23m)

Large double glazed picture window to the front, 2 x additional double glazed side windows. Central heating radiator.



### KITCHEN

9'10" x 7'11" (3.01m x 2.43m)

Offering a newly fitted range of wall, base & drawer units in a fashionable white high gloss finish with complimentary work surfacing and splash backs. Inset stainless steel sink unit. Space and plumbing for automatic washing machine. Built in electric oven, gas hob & extractor hood. Wall mounted Ideal gas combination central heating boiler. Double glazed window to rear.



### BEDROOM 1

12'4" x 11'6" (3.78m x 3.51m)

Double glazed window to front, central heating radiator



## BEDROOM 2

12'11" x 8'9" (3.94m x 2.68m)

Double glazed window to rear, central heating radiator



## BATHROOM

7'10" x 5'6" (2.39m x 1.70)

With newly installed white suite comprising of a corner set low flush WC, wall mounted vanity cupboard with hand basin inset. Panelled bath with Rainforest style twin headed shower system over. Wall mounted soft touch illuminating mirrored toiletry cupboard. Chrome towel radiator. Double glazed window to rear.



### Bathroom Additional Photograph



## GARAGE

19'11" x 8'11" (6.08m x 2.72m)

With up and over door, side courtesy door. Electrical socket.

## OUTSIDE

The property has lawned gardens to both the front & rear. There is an extensive driveway providing off street parking for several cars. External light. Outside tap. The rear garden is enclosed by timber fencing.



## 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 £980.00 is required

**VIEWING ARRANGEMENTS**

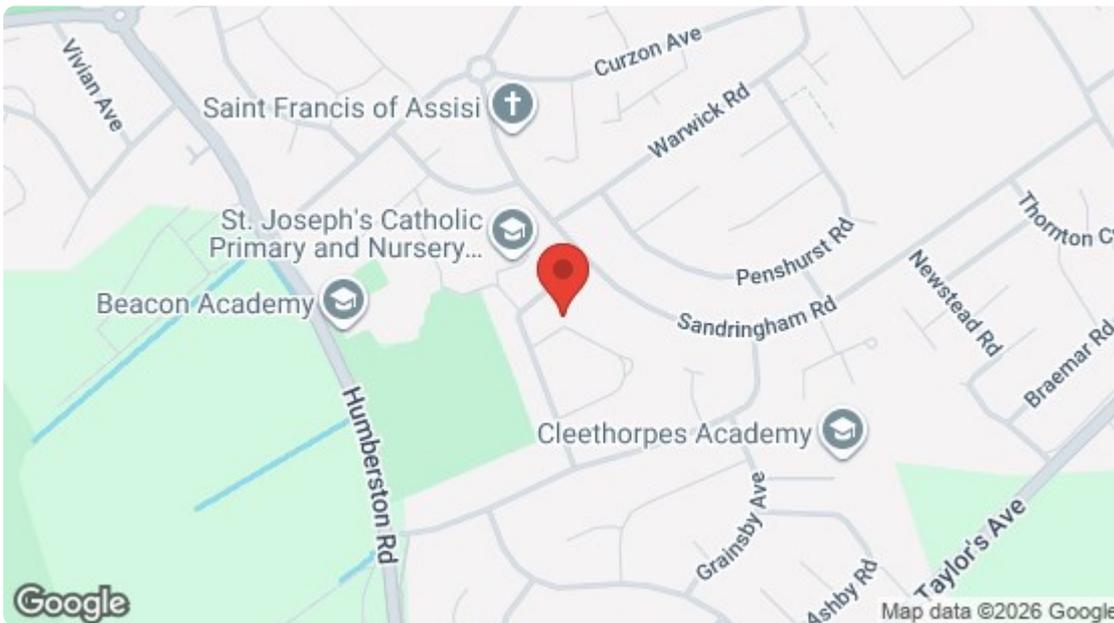
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

**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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(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 <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.