



## 61 Oxford Street Cleethorpes, Lincolnshire DN35 8RE

SITUATED IN THIS EVER POPULAR PART OF CENTRAL CLEETHORPES IS THIS ATTRACTIVE, WELL PRESENTED TRADITIONAL BAY FRONTED THREE BEDROOMED MID TERRACE PROPERTY WITH ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, REAR LOBBY & GROUND FLOOR WC. FIRST FLOOR BATHROOM. GAS CENTRAL HEATING SYSTEM. DOUBLE GLAZING. AVAILABLE EARLY MAY 2024

- POPULAR CENTRAL CLEETHORPES LOCATION. BAY FRONTED MID TERRACE
- LOUNGE AND DINING ROOM
- KITCHEN TO THE REAR WITH LOBBY OFF
- GROUND FLOOR WC
- FIRST FLOOR BATHROOM
- THREE BEDROOMS
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- GARDENS TO THE FRONT AND REAR
- COUNCIL TAX BAND A - EPC RATING D
- AVAILABLE EARLY MAY 2024



**£695 Per Calendar Month**

## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

## GROUND FLOOR

### ENTRANCE HALL

Approached via double glazed entrance door leads into the hall with striking tiled flooring. Staircase to wall mounted hand rail.

### LOUNGE

9'6" x 11'6" (13'3") (2.91m x 3.51m (4.05m))

Double glazed bay window to the front. Wood effect flooring. Coving to the ceiling with ornate rose. Radiator.



### DINING ROOM

12'10" x 11'6" (3.93m x 3.51m)

Striking tiled flooring. Feature chimney breast wall with log burning stove. Radiator. Coving to the ceiling.



### DINING ROOM

Additional photo



### KITCHEN

13'2" x 8'4" (4.03m x 2.55m)

Fitted with a range of wall and base units in green wood effect finish, wood effect work surfacing incorporating a one a half bowl stainless steel sink unit with mixer tap. Metro style tiling. Built in electric oven, hob with extractor unit over. Plumbing for a washing machine and space for a tumble drier. Double glazed window to the side, Spotlights to the ceiling. Double glazed door to the side.



## KITCHEN

Additional photo



## REAR LOBBY

Double glazed window to the rear. Towel radiator in a chrome finish.

## DOWNSTAIRS W/C

Low flush w/c, tiling to dado height. Double glazed window to the side.



## FIRST FLOOR LANDING

Access to the loft space.

## BEDROOM 1

12'10" x 11'7" (3.92m x 3.54m)

Period style fireplace. Double glazed window to the front aspect. Wood flooring. Coving to the ceiling. Built in wardrobe/ cupboard. Radiator.



## BEDROOM 2

11'6" x 9'9" (3.52m x 2.99m)

Double glazed window to the rear. Coving to the ceiling. Built in wardrobe/ cupboard. Radiator.



## BEDROOM 3

8'8" x 8'3" (2.66m x 2.52m)

Double glazed window to the rear. Coving to the ceiling. Radiator.

## BATHROOM

7'4" x 5'6" (2.25m x 1.68m)

Fitted with a white suite comprising of bath with shower over and glass screen. Pedestal wash hand basin and low flush w/c. Metro tiling over the bath and continuing to dado height. Striking tiled floor. Double glazed window to the side. Radiator. Spotlights to the ceiling.



## BATHROOM

Additional photo



## GARDENS

The property stands behind a brick wall with paved pathway, broken slate bed to the front. The rear garden has an artificial grassed area. Decked area with lighting. Paved pathway leads to a paved patio area. Garden store. Boundaries are fenced with rear access gate.



## GARDENS

Additional photo



## 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

## **RENTAL APPLICATION TERMS**

The general rule of thumb is your annual income should be 30 times the monthly rent.

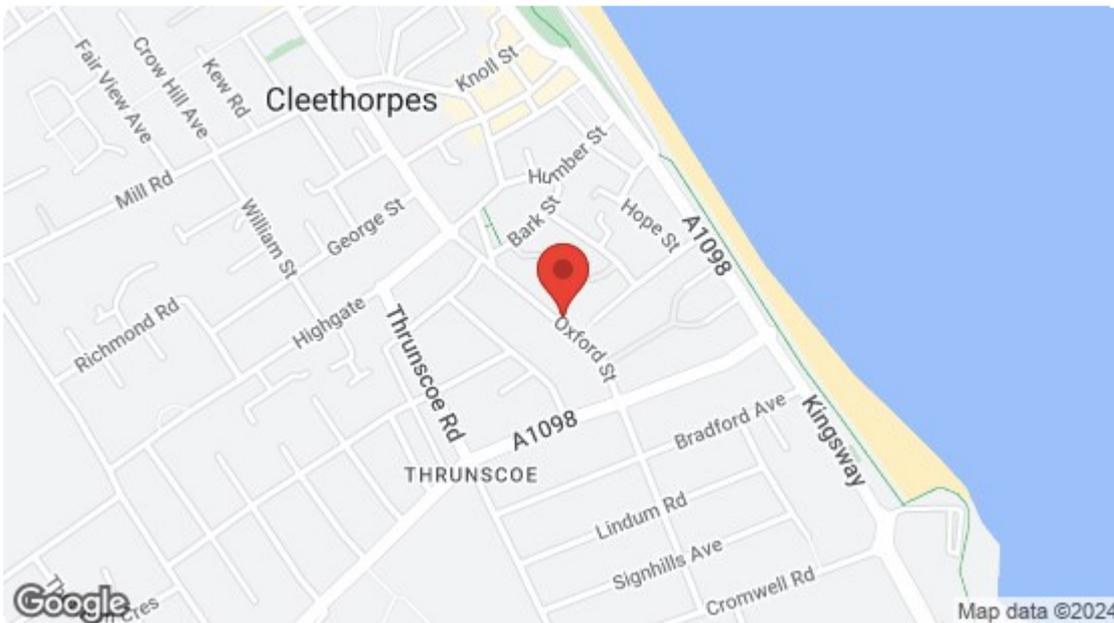
Also on signing your tenancy agreement one month's rent in advance and a deposit of £800.00 is required unless otherwise stated.

Holding Deposit/Referencing fees: A holding deposit equivalent to 1 weeks rent will be requested upon an acceptable application. 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. £50 including VAT per application. (£41.67 plus £8.33 VAT). If a Guarantor is needed then they must complete a separate referencing application form.

## **COUNCIL TAX BAND & EPC**

Council Tax Band A

EPC: D <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8974-7421-2360-1767-3902>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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 <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.