

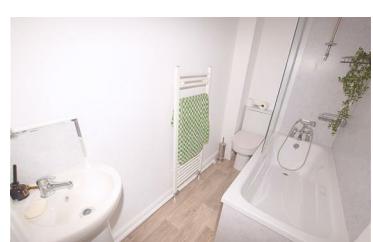


66 Combe Street Cleethorpes, North East Lincolnshire DN35 7RF

A well presented, refurbished THREE BEDROOM TERRACED HOUSE which has undergone a programme of works and offers a bright and welcoming home with accommodation comprising: Entrance Porch, Hall, two reception rooms, Modern kitchen with built in oven, hob & extractor. Useful ground floor Utility Room with WC off. First floor has a galleried landing, three bedrooms and a modern bathroom with white suite. Gas Central Heating System, Double glazing. Front & Rear Gardens. Immediate availability.

- WELL PRESENTED, REFURBISHED MID TERRACE PROPERTY
- FRESH WHITE DECOR THROUGHOUT WITH NEWLY FITTED CARPETS/FLOORING
- ENTRANCE PORCH, HALL AND TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN WITH BUILT IN OVEN, HOB & EXTRACTOR
- REAR UTILITY ROOM AND GROUND FLOOR WC
- THREE BEDROOMS TO FIRST FLOOR
- MODERN WHITE BATHROOM SUITE
- GAS CENTRAL HEATING & DOUBLE GLAZING
- FRONT & REAR GARDENS
- IMMEDIATE AVAILABILITY

£695 Per Calendar Month



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

A white pvc double glazed entrance door leads to:-

ENTRANCE PORCH

With additional half glazed timber door to:-

ENTRANCE HALL

With fashionable grey wood effect vinyl flooring. Central heating radiator. Stair case with fitted carpet and wall mounted hand rail.



DINING/SITTING ROOM

12'4" (widening to 16'6") x 13'0" (narrowing to 10 (3.78m (widening to 5.04m) x 3.98m (narrowing to 3.)

With 2 x double glazed windows to the rear. Double opening bi-fold doors to living room. Central heating radiator. Build in understairs cupboard.



LOUNGE

11'3" x 9'0" (3.45m x 2.75m)

With double glazed window to the front aspect. 2 x wall light fitments. BT & Virgin Media connections Central heating radiator



KITCHEN

12'5" x 7'11" (3.81m x 2.43m)

Fitted with a modern range of wall and base units in a contemporary high gloss finish with chrome handles. Complimentary wood effect work surfacing with inset 1.5 bowl stainless steel sink unit. Built in oven, hob & extractor. Space for undercounter fridge. Central heating radiator. Grey wood effect vinyl flooring. Double glazed window and door to rear



UTILITY

6'7" x 4'0" (2.03m x 1.23m)

With roll edge counter top and proving space & plumbing for automatic washing machine beneath. Double glazed window to rear.

CLOAKROOM/WC

6'7" x 2'7" (2.03m x 0.80m)

With modern white encased low flush WC. Central heating radiator. Double glazed window to rear



FIRST FLOOR LANDING

With open spelled balustrade. Loft Access. All rooms directly off as follows:-



BEDROOM 1

13'2" x 11'5" (4.02m x 3.50m)

With double glazed window to front elevation. Central heating radiator. TV aerial connection.



BEDROOM 2

12'5" x 7'5" (3.81m x 2.28m)

Double glazed window to rear. Built in floor-ceiling cupboard housing the Ideal gas central heating boiler. Central heating radiator



BEDROOM 3

8'0" x 7'9" (2.44m x 2.37m)

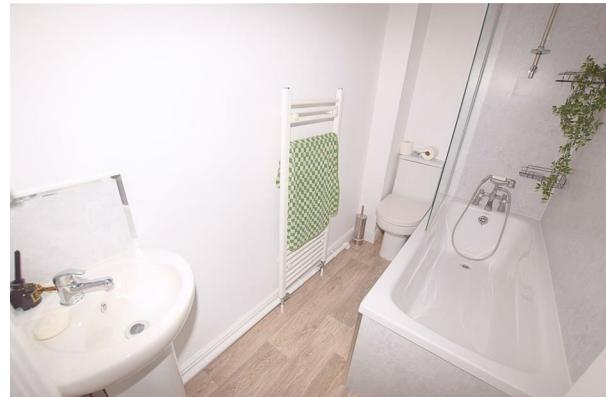
Double glazed window to rear, central heating radiator.



BATHROOM

7'11" x 4'3" (2.43m x 1.30m)

With modern white suite comprising corner set vanity hand basin with chrome mixer tap. Panelled bath with Victorian style shower tap. Low flush WC. Wall mounted towel radiator. Grey vinyl wood effect flooring. Recess lights to ceiling.



OUTSIDE

The property has gardens to the front & rear. The rear garden has a grassed area and patio area with boundaries defined by brick walling & timber fencing. Rear gated access. Outside tap.

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 £800.00 is required

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - D

VIEWING ARRANGEMENTS

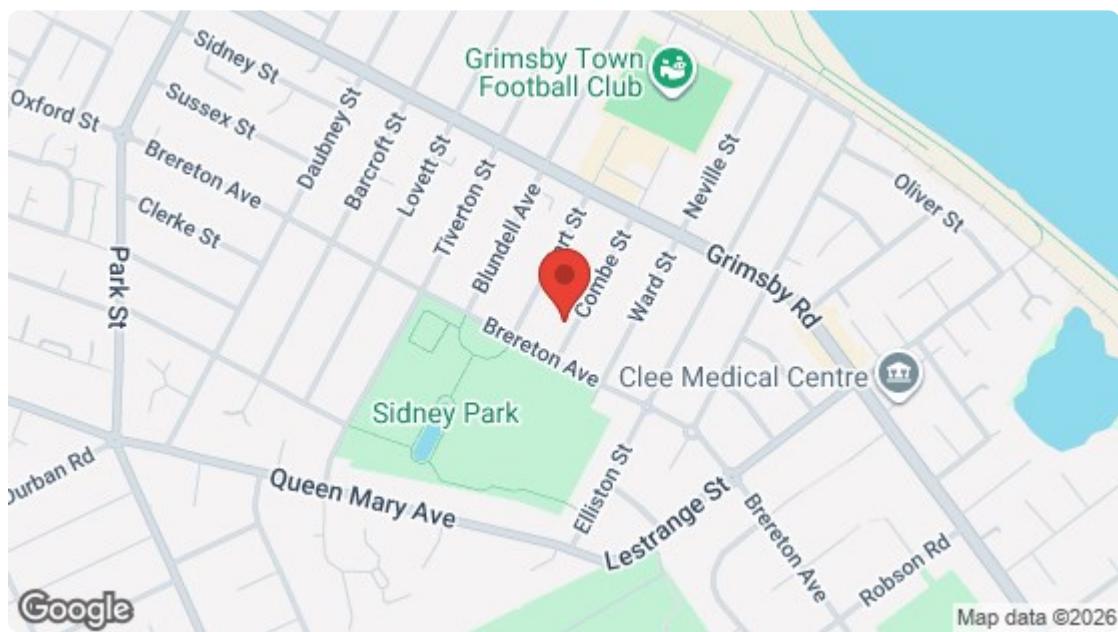
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

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 | | |
| (81-91) | B | | 85 |
| (69-80) | C | | |
| (55-68) | D | | 66 |
| (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.