



STEVENS PROPERTY
MANAGEMENT



Corporation Road, Grimsby

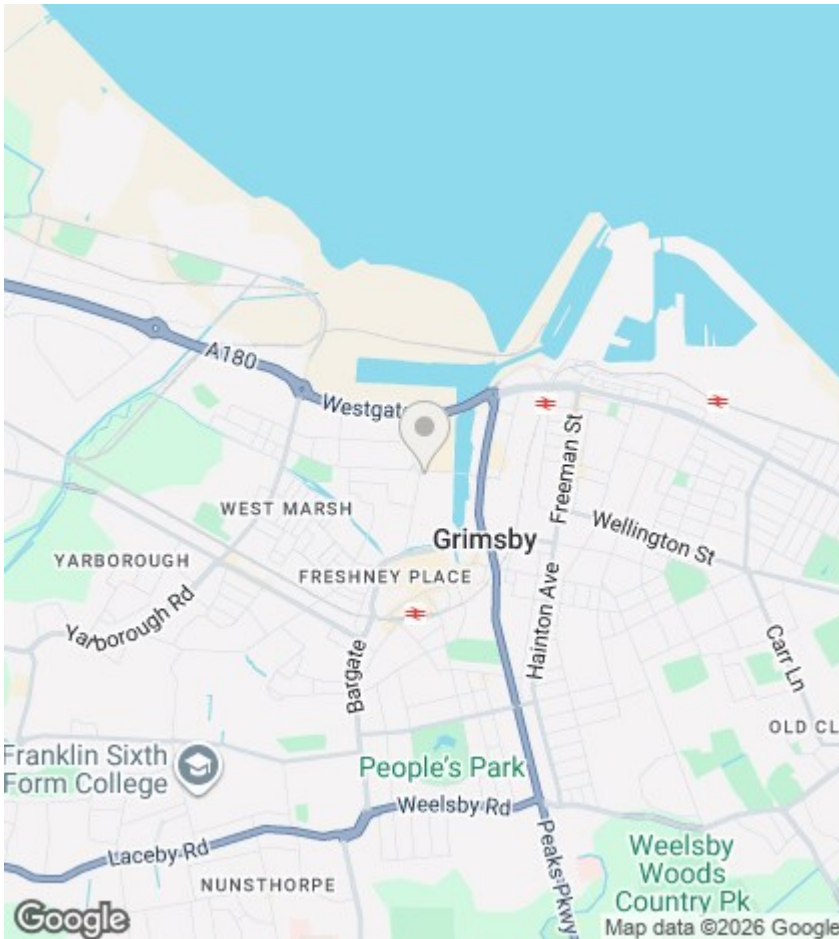
RENT £450 Per Calendar Month DEPOSIT £515

COUNCIL TAX BAND A EPC 57

- House - rear of a commercial premises
- 1 Shower room
- Dining/living room
- Mains drainage, GCH, FTTC
- 1 Bedroom
- Kitchen with integrated oven
- Rear patio
- Standard, superfast and ultrafast broadband speeds available at this property.

13 Cornmarket, Louth, Lincolnshire, LN11 9PY
01507 605 721

enquiries@stevenspropertymanagement.co.uk
www.stevenspropertymanagement.co.uk



Corporation Road, Grimsby welcomes you to this tucked away house situated behind a commercial premises and is accessed from a pedestrian passageway. It comprises of a kitchen with integrated oven, you then enter a versatile space which could be used as a dining room and/or living room. Upstairs welcomes you to a small bedroom big enough for a single bed and bathroom. The property boasts of a low maintenance exterior space. EPC 57D and CTB A

According to Ofcom there is standard, superfast and ultrafast broadband speeds at this property with download speeds of 25MBPS, 7MBPS and 2000MBPS, upload speeds of 1MBPS 19MBPS and 2000MBPS.

General information:

Holding Fee - A holding fee equivalent to one week's rent is required on submission of application prior to formal referencing.

More Property Information - If you would like any further specific information relating to this property please do not hesitate to email directly.

Pets Clause - No pets without express prior permission of the landlord, which shall not be unreasonably withheld.

Tenancy Length - Length of tenancy: minimum fixed term period 6 months, becoming a monthly contractual periodic tenancy thereafter. 12 month tenancies may be negotiable at the discretion of the applicant/landlord.

Tenant Protection - Tenant protection Stevens Property Management Ltd is a member of Property Mark Client Money Protection which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	