Joy Walker

ESTATE AGENTS



83 St. Peters Avenue

Cleethorpes, North East Lincolnshire DN35 8HT

Situated in the heart of CENTRAL CLEETHORPES, this spacious THREE BEDROOM MID-TERRACE FAMILY HOME offers generous and versatile accommodation, The property features two reception rooms, a modern kitchen and ground floor bathroom/utility and to the first floor, three well-proportioned bedrooms and a toilet. Outside, the low maintenance front & rear gardens. Gas central heating system & double glazing. Immediate availability.

- CENTRAL CLEETHORPES LOCATION
- MID TERRACE FAMILY HOME
- TWO RECEPTION ROOMS
- MODERN KITCHEN & BATHROOM (Cum Utility)
- THREE DOUBLE BEDROOMS
- UPSTAIRS TOILET
- GARDENS TO FRONT & REAR
- GAS CENTRAL HEATING & DOUBLE GLAZING
- IMMEDIATE AVAILABILITY







£750 Per Calendar Month

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
A canopied entrance with 1/2 glazed PVC door leads to:-

ENTRANCE HALL
Having stair case directly off, central heating radiator.

DINING/SITTING ROOM
13'0" x 10'6" (3.97m x 3.21m)
With double glazed window to the rear, central heating radiator. Built in understair cupboard. Double opening 1/2 glazed doors to:-



LIVING ROOM
11'10" (widening to 14'0" into bay) x 10'2" (3.63m (widening to 4.27m into bay) x 3.11m)
With decorative polished wood fire surround, central heating radiator. Double glazed bay to front



DINING KITCHEN
15'1" x 8'5" (4.62m x 2.57m)
Fitted with a modern range of white, high gloss wall & base units, contrasting dark work tops with inset right hand drainer stainless steel sink unit. Built in oven, hob & extractor.



DINING KITCHEN - ADDITIONAL PHOTOGRAPH



GROUND FLOOR BATHROOM/UTILITY

9'7" x 8'6" (2.94m x 2.61m)

With modern white suite comprising encased bath with shower attachment over, low flush WC and pedestal wash basin. There is a built in utility cupboard which provided plumbing and space for automatic washing machine, additional low cupboard which can house a condensing tumble drier. Further built in floor-ceiling cupboard housing the gas central heating boiler. 2 x double glazed windows to rear.



BATHROOM/UTILITY - ADDITIONAL PHOTOGRAPH



FIRST FLOOR LANDING

With spelled balustrade.



BEDROOM 1

13'5" x 11'10" (4.11m x 3.63m)

Double glazed window to the front, central heating radiator



BEDROOM 2

12'10" x 8'3" (3.92m x 2.53m)

Double glazed window to the rear, central heating radiator



BEDROOM 3

10'11" x 8'5" (3.33m x 2.58m)

Double glazed window, central heating radiator.



TOILET/WC

With white low flush WC and white pedestal wash basin. Central heating radiator. Double glazed window.



OUTSIDE

The property has gardens to the front and rear. The rear garden is enclosed by high timber fencing and has been gravelled & concreted for ease & maintenance. Outside Tap. Rear pedestrian gated access.

COUNCIL TAX BAND & EPC RATING
Council Tax Band - A
EPC -D

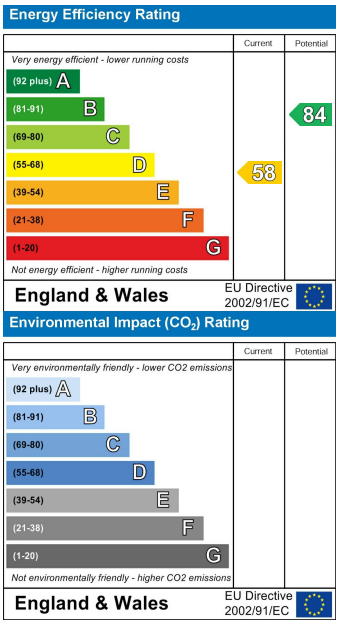
RENTAL APPLICATION TERMS
The general rule of thumb is your annual income should be 30 times the monthly rent.
Referencing fees are paid by the landlord, however if an application fails due to false/misleading information or the applicant withdraws then the referencing and administration costs will be 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 £865.00 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





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.