JoWalker

ESTATE AGENTS

9 Elm Gardens

Cleethorpes, North East Lincolnshire DN35 8DB

A delightful and well appointed END TERRACE PROPERTY at the end of Elm Road, not far from St Peters Avenue. Accommodation comprises Entrance Porch, Living Room, Dining Room, Kitchen with range cooker and striking twin skylights to vaulted ceiling. Ground floor bathroom with white suite. TWO DOUBLE bedrooms to first floor. Gas Central heating system. Double glazing. Enclosed Front & Rear Gardens. Viewing Recommended. Available late October, 2026

- WELL PRESENTED END OF TERRANCE SITUATED CLOSE TO ST PETERS AVENUE
- ENTRANCE PORCH, LIVING ROOM & DINING ROOM
- FITTED KITCHEN WITH COOKING RANGE. BOASTING TWIN SKYLIGHTS TO VAULTED CEILING
- GROUND FLOOR BATHROOM WITH WHITE SUITE
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- ENCLOSED FRONT & REAR GARDENS
- VIEWING RECOMMENDED
- AVAILABLE LATE OCTOBER 2026

£725 Per Calendar Month

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

www.joywalker.co.uk

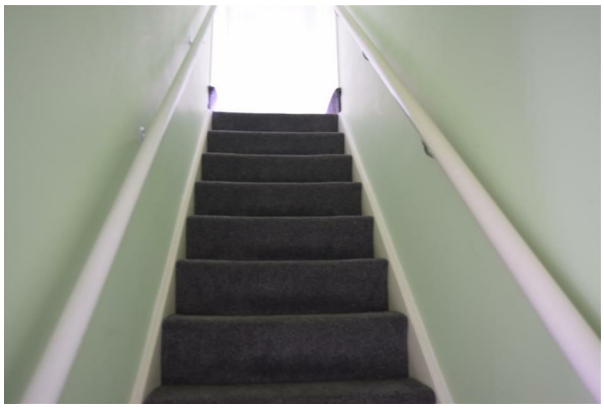
MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
White pvc double glazed entrance door with matching side & overlights lead to:-

ENTRANCE PORCH
With ceramic tiled floor and additional 1/2 glazed door leading to:-

LIVING ROOM
12'7" x 10'0" widening to 12'3" into bay (3.86m x 3.06m widening to 3.74m into bay)
With walk in double glazed bay window to front aspect. Decorative dado rail, Ornate corniche & rose to ceiling. Central heating radiator

INNER LOBBY/HALL/STAIRS
Decorative dado rail, wall light point, Staircase with twin handrails leading to first floor. Directly off is the:-



DINING ROOM
10'0" x 12'6" (3.07m x 3.82m)
With double glazed window to the rear, central heating radiator, decorative dado rail. Coving to the ceiling. Built in understairs cupboard. Open plan to:-

KITCHEN
15'1" x 7'10" (4.60m x 2.41m)
Fitted with a good range of wall & base units in a modern light oak style finish with contrasting black work surfacing and ceramic tiled splash backs. Stainless steel one & a half bowl sink unit. Integrated fridge/freezer. Belling cooker/range. Plumbing for an automatic washing machine & dish washer (if required) Additional space for tumble drier. A tall larder style unit houses the Ideal Instinct gas central heating boiler. Double glazed window & door. Additional attractive twin skylight windows to vaulted ceiling.

KITCHEN ADDITIONAL PHOTOGRAPH

GROUND FLOOR BATHROOM

7'9" x 5'3" (2.38m x 1.62m)

Providing a white suite comprising panelled bath with shower mixer tap over. Pedestal hand basin with mixer tap. Low flush WC. Central heating radiator. Ceramic tiling to walls & floor.

Double glazed window to rear.

FIRST FLOOR LANDING

Wall mounted wall light fitting. Both double bedrooms are directly off as follows:-

BEDROOM 1

12'7" x 10'1" (3.85m x 3.08m)

Double glazed window to the front, central heating radiator, built in cupboard

BEDROOM 2

12'7" x 10'1" (3.84m x 3.08m)

Double glazed window to rear, central heating radiator.

OUTSIDE

The property has enclosed gardens to both the front and rear, being paved for ease & maintenance. 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 £836.00 is required
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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

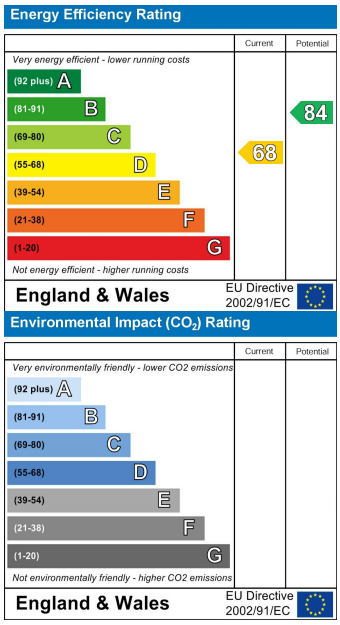
CLIENT MONEY PROTECTION

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

Ground Floor

Approx. 73.2 sq. metres (787.5 sq. feet)

Total area: approx. 73.2 sq. metres (787.5 sq. feet)



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.