



STEVENS PROPERTY  
MANAGEMENT



## Corporation Road, Grimsby

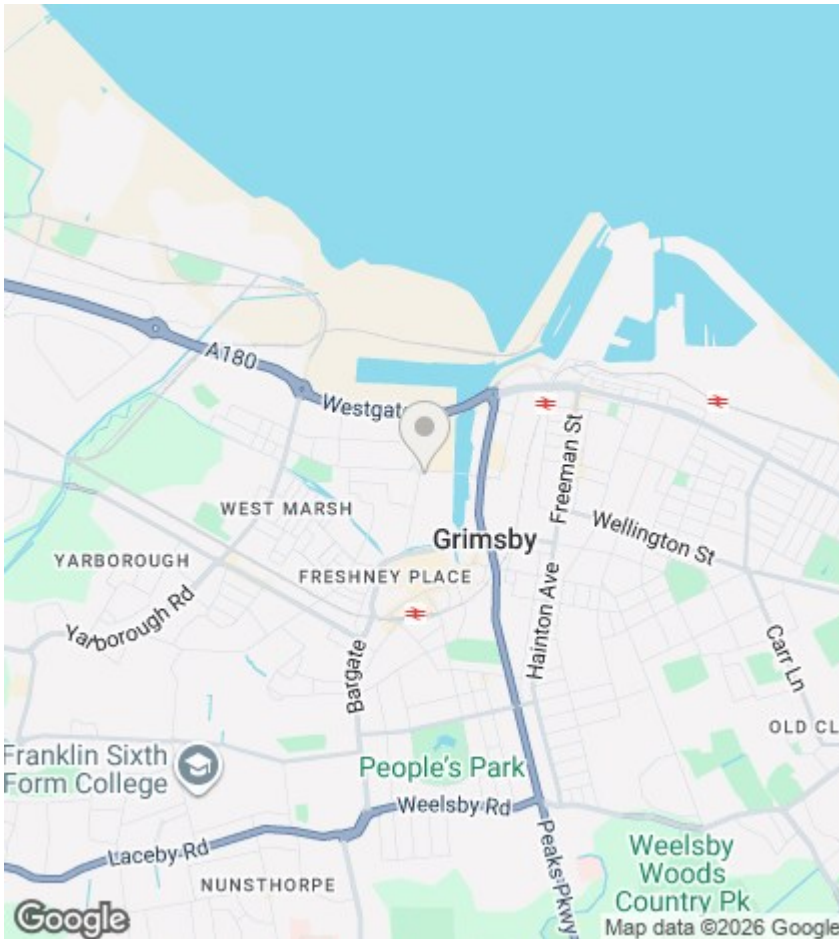
RENT £415 Per Calendar Month DEPOSIT £475

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.

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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

