



STEVENS PROPERTY
MANAGEMENT



Bader Close, Grimsby

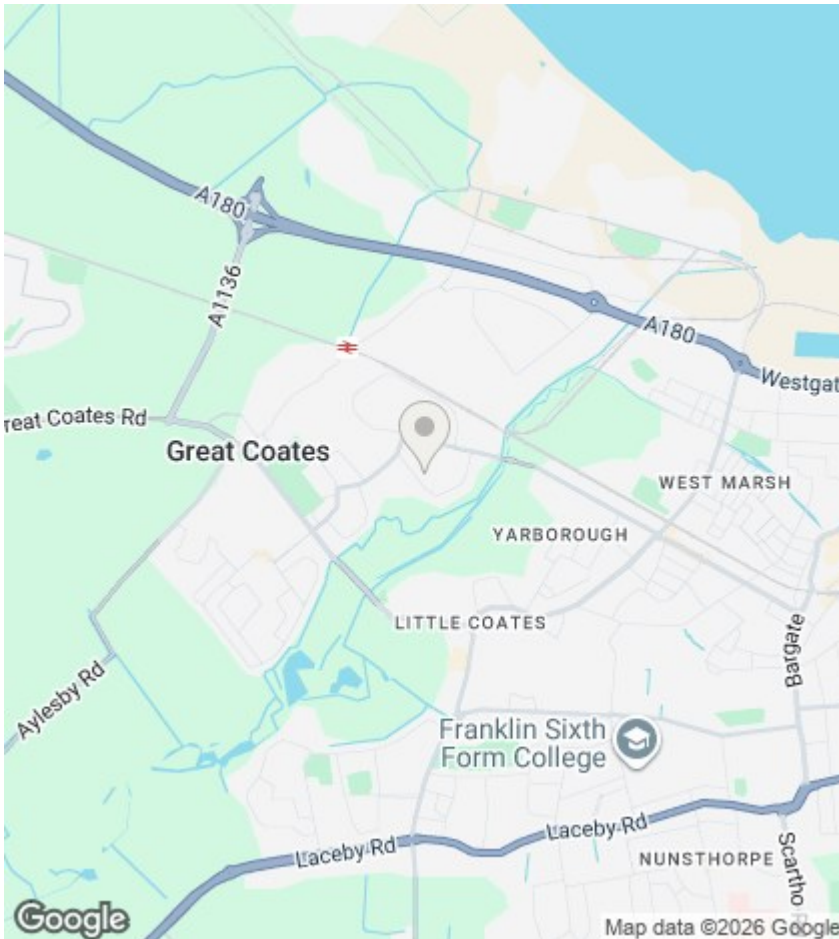
RENT £720 Per Calendar Month DEPOSIT £830

COUNCIL TAX BAND A EPC 67

- End terrace house in Grimsby
- Large living room
- 3 Double bedrooms
- GCH, FTTC, MAINSDRAINAGE
- Kitchen with integrated oven
- Downstairs WC
- Family bathroom
- Standard, superfast and ultrafast broadband speeds available at this property.

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Located in Grimsby is this end terrace house which is conveniently located near the town centre. This property benefits from an entrance hallway, kitchen with integrated oven, large living room and a downstairs WC. To the first floor there is 3 double bedrooms and a family bathroom. The property has been fully renovated and refreshed throughout in a neutral style.

The property is accessed via a footpath from the road, street parking is available on first come first serve.

According to Ofcom there is standard, superfast and ultrafast broadband speeds available at this property with download speeds 3MBPS, 65MBPS and 100MBPS, upload speeds of 0.5MBPS, 19MBPS and 100MBPS.

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		95
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	