



10 Chelmsford Avenue, Grimsby, DN34 4RZ

**TO LET - £595 pcm (£650 Deposit)**

**CanTERS**

Chartered Surveyors



A traditional bay fronted **THREE BEDROOM MID TERRACED HOUSE** found within this popular and much sought after residential district being conveniently positioned for a variety of local amenities and facilities including local shops, Franklin Sixth Form College, Aldi supermarket and not far from the town centre.

The accommodation briefly comprises; hallway, living room, dining room, kitchen and utility room. To the first floor are three bedrooms and shower room. The property also benefits from a gas fired central heating system and Upvc double glazed windows.

<b>Hallway</b>	With Upvc double glazed entrance door, wood effect laminate flooring and spindle staircase to the first floor.
<b>Living Room</b>	3.36m into bay x 3.11m With wood effect laminate flooring.
<b>Dining Room</b>	3.71m x 3.03m With wood effect laminate flooring and a window overlooking the rear garden. An archway provides access to the kitchen and a separate doors leads into the utility room.
<b>Kitchen</b>	2.55m x 1.64m Fitted with shaker style base units with contrasting worktops incorporating a single drainer sink unit with mixer tap over. Built in stainless steel oven, four ring electric hob with stainless chimney style extractor hood over. A Upvc double glazed door provides access to the rear garden.
<b>Utility Room</b>	1.87m x 1.18m With window to side aspect and having plumbing for a washing machine.
<b>Landing</b>	Off which are three bedrooms.
<b>Bedroom 1</b>	3.32m x 3.02m With window overlooking the rear garden.
<b>Bedroom 2</b>	3.08m x 2.69m With window to front aspect.
<b>Bedroom 3</b>	2.47m max x 2.02m max With window to front aspect and wall mounted central heating boiler.
<b>Shower Room</b>	Fitted with a modern suite comprising; a tiled corner shower with Triton power shower fitting, low flush w.c. and vanity style wash hand basin with mixer tap over. Wall mounted electric chrome towel rail.
<b>Outside</b>	Forecourt with paved pathway. The enclosed rear garden has paved pathways, is laid to lawn and has an integral store.
<b>Tenancy Details</b>	Available to let on an unfurnished basis, by way of an Assured Shorthold Tenancy (AST) agreement, for a minimum term of 6 months, paying £595 per calendar month. A deposit of £650 will be paid and held in a Deposit Protection Scheme (DPS).

**Council Tax Band:** 'A'

**NB: This can be reviewed by the Local Authority.**

**EPC Rating:** 'C'

#### **FURTHER INFORMATION AND TO VIEW:**

Viewing by appointment only, contact Katie Potter [katie@canters.co.uk](mailto:katie@canters.co.uk) 01472 356143.

**Grimsby** 12 Town Hall Street, DN31 1HN

**Property Inspected: 15/06/2022**

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**01472 356143**

## ADDITIONAL PHOTOS & PLANS



Hallway



Dining Room



Dining Room



Sitting Room



Kitchen



Utility Room

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## ADDITIONAL PHOTOS & PLANS



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Outside

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