



This is a modern 4 bedroom shared house down Neville Street, Cleethorpes, Ideally located for easy access to the town centre being close to local bus routes providing easy access to Grimsby, Cleethorpes and surrounding areas; a 5 minute walk from Blundell Park Stadium for Football games, less than a 3-5 minute walk to shops / takeaways. On-street parking is free without any time restrictions.

There is a mixture of good sized double bedrooms and one single bedroom, decorated in neutral colours, furnished with laminate and carpet flooring, new divan beds and mattresses, with bed side cabinets and clothing storage.

The kitchen contains one oven, microwave, kettle, lots of cooking equipment, pots, pans, cutlery, utensils, fridge/freezer, laundry facilities, communal seating area and a communal TV.

The Property has one bathroom with the shower over the bath, and one toilet

The property is fully centrally heated, double glazed throughout and sound proofed to ensure your space – stays your space.

The rear of the property has a low maintenance area for smoking outside and secure access from the rear.

All utilities and Wi-Fi are included in the rent price and the shared areas of the house are cleaned on a fortnightly basis.

- * Corporate bookings welcome
- * Security Bond will be taken - ask for details
- * Property is EPC rated 'C'

*ZERO DEPOSIT - is subject to a minimum 6-month term assured shorthold tenancy and your individual circumstances. This is an insurance-based product via REPOSIT, charged at one weeks rent with and small annual renewal fee, all subject to terms and conditions. Please ask for further information. Should you not be eligible, we still offer a traditional protected deposit via MyDeposits which is usually calculated at five weeks rent.

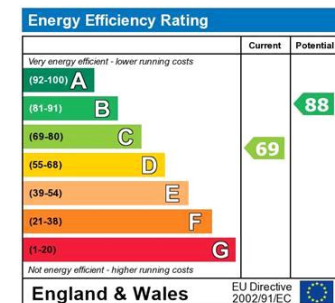
**HOLDING DEPOSIT - is calculated at one weeks rent to secure a room/property to start an application to rent, all subject to terms and conditions. Please ask for further information.

! Inclusive bills are subjects to a fair use policy !

Deposit: £450



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.