



00 Richard Street, Grimsby, DN31 2PE Asking price £75,000

VIEWING ESSENTIAL

Welcome to Richard Street, Grimsby - a charming mid-terrace house that is sure to capture your heart! This delightful property boasts three cosy bedrooms, perfect for a growing family or those in need of extra space. Situated in a sought-after location, this home offers not only comfort but also convenience.

One of the standout features of this property is the fact that it comes with NO CHAIN, making the buying process smooth and hassle-free. Imagine moving into your new home without any delays or complications - it's a dream come true!

The mid-terrace layout of the house provides a sense of community while still offering privacy. With three bedrooms, there's ample space for a home office, guest room, or whatever your heart desires.

Located in the desirable area of Richard Street, this property is surrounded by all the amenities you could need, from schools and shops to parks and transport links. Everything is within easy reach, making daily life a breeze.

Don't miss out on this fantastic opportunity to own a piece of paradise in Grimsby. With its three bedrooms, sought-after location, and no chain status, this property is a rare find that won't stay on the market for long. Book a



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

