## JAMES STANHOPE **exp** vk







Haven Avenue, Grimsby, DN31 2PA Offers In Region Of £80,000



A good starter home or investment purchase, with views over the river Freshney to the front.

This three bedroom terrace house would make a good starter home or investment property. To the ground floor it has a porch, hall, living room, dining room, kitchen and a bathroom. To the first floor are three bedrooms.

The property is double glazed, has a modern gas central heating boiler and has views to the front over the river Freshney. To the rear is a small, easy maintenance courtyard garden.

Ground Floor: Porch, Hall, Living Room, Dining Room, Kitchen, Bathroom

First Floor: Bedroom 1, Bedroom 2, Bedroom 3

- No Onward Chain
- Views over the River Freshney
- End Terrace House
- Three Bedrooms
- Two Reception Rooms
- · Kitchen & GF Bathroom





## JAMES STANHOPE **ĒXp** uk









Floor Area: sq. ft. Tenure: Freehold Service Charge: £0 per annum Ground Rent: £0 per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80)		77
(55-68)	55	
(39-54)		
(21-38)		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directiv 2002/91/E	



This floor plan is not drawn to scale. It is for guidance purposes only and should not be relied upon to accurately reflect the property dimension.





