

## Floor Plan



## Area Map



## Accommodation

- Great Investment Opportunity
- Walking Distance To Grimsby Town
  Centre
- Ideal First Home
- Brand New Combi Boiler
- Gas Central Heating
- Short Walk To Amenities
- EPC Rating D



Please contact our Farrow Estate Agents Office on 01472 355864 if you wish to arrange a viewing appointment for this property or require further information.

## **Energy Efficiency Graph**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	1	
(55-68)	60	
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		







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