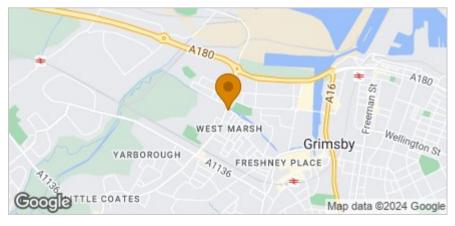


## Floor Plan



## **Area Map**



## Accommodation

- Perfect First Home / First Investment
- Good Schools Catchment Area
- 2 Double Bedrooms
- Single Garage
- Renovated To A Good Standard
- Easy Access To A180 Motorway
- Short Walk To Amenities & Grimsby Town Centre
- Council Tax Band A



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	Poten
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	63	
(55-68)	03	
(39-54)		
(21-38)		
(1-20)	9	
Not energy efficient - higher running costs		







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.