



**FARROW**  
ESTATE AGENTS

**FARROW**  
ESTATE AGENTS  
01 472 355864  
**SOLD**

78 Elsenham Road, Grimsby, DN31 2QR  
Asking price £75,000

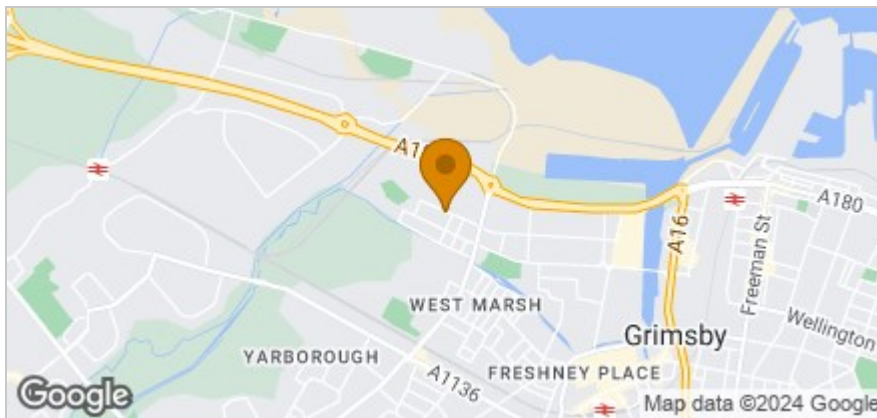
3 1 2



## Floor Plan



## Area Map



## Accommodation

- Great Investment Opportunity
- 3 Double Bedrooms
- Brand New Boiler
- Cash Buyers Preferred
- Gas Central Heating
- Short Walk To Grimsby Town Centre
- Can Be Sold With Tenants In Situ
- Spacious Lounge / Diner

## Viewing

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

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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.