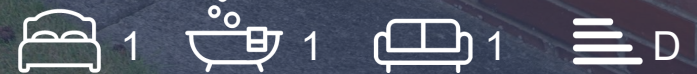




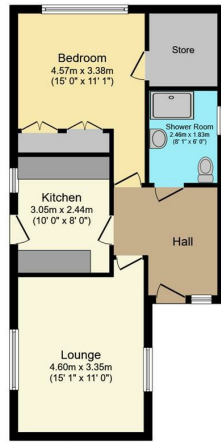
**FARROW**  
ESTATE AGENTS



7 Collinson Court Phillips Lane, Grimsby, DN37 7BL  
Offers over £130,000



## Floor Plan



**Floor Plan**  
Floor area 52.0 m<sup>2</sup> (560 sq.ft.)

TOTAL: 52.0 m<sup>2</sup> (560 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co

## Area Map



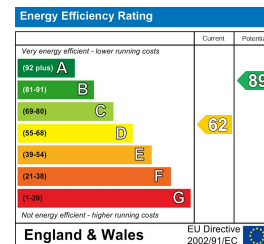
## Accommodation

- Ideal Retirement Home
- Newly Fitted Kitchen
- Fairly New Boiler
- Spacious One Bedroom Bungalow
- Allocated Parking Space
- Gas Central Heating
- Council Tax Band A
- Short Walk To Amenities

## 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



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.