

54 Grafton Street, Grimsby, DN32 7RP Asking price £49,950







### Floor Plan



### **Area Map**



#### Accommodation

- Ideal Property For Project Seekers
- Perfect Flip Project / Buy To Let Investment
- Gas Central Heating
- Three Spacious Bedrooms
- Refurbishment Works Required
- Good Schools Catchment Area
- Short Walk To Amenities
- Easy Access To Cleethorpes Sea Front
- Low Maintenance Rear Garden
- Popular (DN32) Location

# 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**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		-
(55-68)	E4	
(39-54)	54	
(21-38)		
(1-20)	3	
Not energy efficient - higher running costs	7	







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