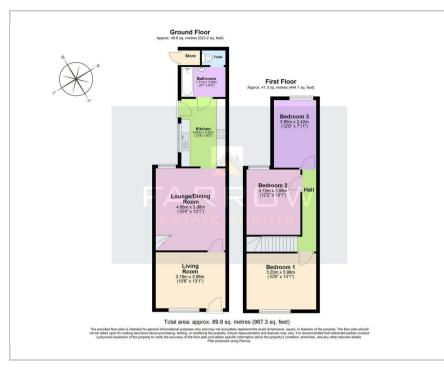


Floor Plan



Area Map



Accommodation

- Ideal First Property / Investment
- Three Good Sized Bedrooms
- Gas Central Heating
- Prominent Grimsby Location
- Short Walk To Amenities
- Good Schools Catchment Area
- Easy Access To Grimsby Town
 Centre
- Brand New Boiler



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 - lo	wer running costs			
(92 plus) A				
(81-91) B				8
(69-80)	2		69	
(55-68)	D			
(39-54)	E			
(21-38)	F	3		
(1-20)		G		
Not energy efficient - hig	her 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.