

### Floor Plan



### **Area Map**



#### Accommodation

- Fabulous Investment Opportunity
- Chain Free Vendor
- Two Good Sized Double Bedrooms
- Gas Central Heating & uPVC Windows
- Walking Distance To Grimsby Town
  Centre
- Well Maintained Rear Garden
- Can Be Purchased With Tenants In Situ
- Close To Local Amenities
- Good Schools Catchment Area

# 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	Potent
Very energy efficient - lower running costs		<b>57</b>	
(92 plus) A			
(81-91) B			_
(69-80) C			7
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			







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