

### Floor Plan



### **Area Map**



#### Accommodation

- Great Investment Opportunity
- Strictly Cash Buyers Only!
- Chain Free Vendor
- Gas Central Heating & uPVC Windows
- Substantial End Terrace
- Short Walk To Amenities
- Easy Access To Grimsby Town Centre
- Three Good Sized Bedrooms
- Subject To Reserve Price & Reservation Fee
- For Sale By Modern Auction

# 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
/ery energy efficient - lo	ver running costs			
(92 plus) A				
(81-91) B				
(69-80)	2			77
(55-68)	D			
(39-54)	E		43	
(21-38)	F			
1-20)		G		
lot energy efficient - higi	her running costs			







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