

### Floor Plan



### **Area Map**



#### Accommodation

- Ideal For First Time Buyers / Investors / Downsizers
- Chain Free Vendor
- Prominent (DN34) Location
- Great Schools Catchment Area
- Secured & Gated Front Driveway
- Gas Central Heating & uPVC Windows
- Secured Rear Courtyard
- Easy Access To Grimsby Town Centre
- Short Walk To Main Amenities
- EPC Rating C

# 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		86
(69-80) C	71	
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs	_	







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