

### Floor Plan



### **Area Map**



#### **Accommodation**

- Perfect First Home / Investment
- Chain Free Vendor
- Renovated To A Good Standard
- Spacious & Modern Kitchen
- Two Large Double Bedrooms
- Great Schools Catchment Area
- Short Walk To Grimsby Town Centre
- Beautiful Gardens
- Gas Central Heating & uPVC Double
  Glazing
- Brand New Carpets

# 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		83
(69-80) C		
(55-68)	64	
(39-54)		
(21-38)		
(1-20)	5	
Not energy efficient - higher running costs	_1	







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