



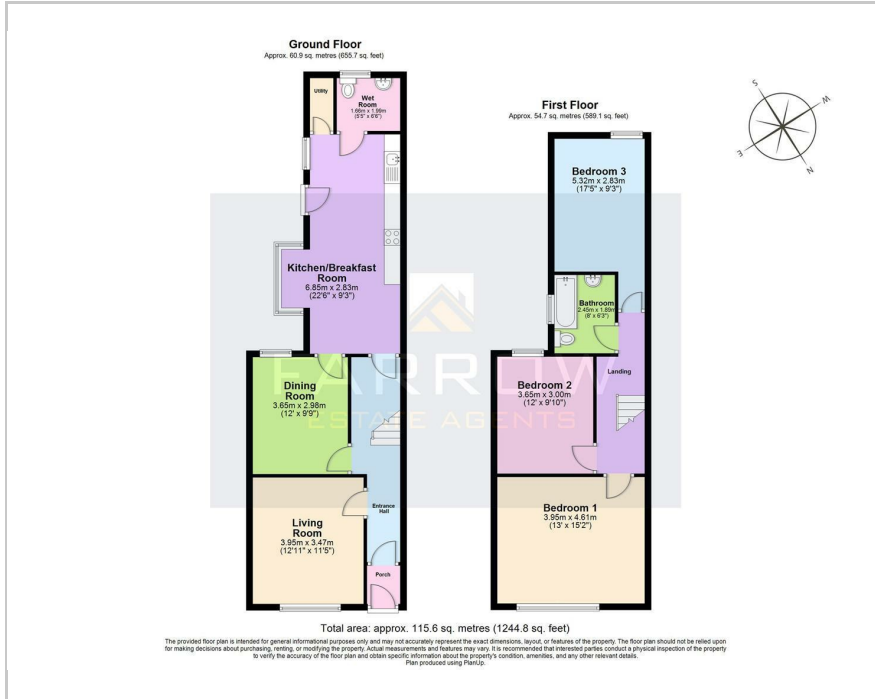
**FARROW**  
ESTATE AGENTS



33 Cromwell Avenue, Grimsby, DN31 2DR  
Asking price £55,000



## Floor Plan



## Area Map



## Accommodation

- Great Investment Opportunity / Ideal Flip Project
- Offered For Sale With No Chain
- Two Separate Bathrooms
- Gas Central Heating & Some Double Glazing
- Walking Distance To Grimsby Town Centre
- Quiet Residential Area
- Close To Amenities & Bus Routes
- Close To The A180 Motorway
- Low Maintenance Rear Garden
- Perfect For Project Seekers

## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

26 Abbeygate, Grimsby, DN31 1JY

Tel: 01472 355864 Email: les@farrowestateagent.co.uk farrowestateagent.co.uk