



Affitto Estate Agents are proud to present to the market this TWO BEDROOM family home which is a short walk away from the centre of Grimsby and has all local amenities near by.

Upon entering this property, there is a highly spacious, yet cosy, lounge, providing a warm welcome to the property. This room is very bright and airy and gives a comfortable feeling to the property.

Following this, is the dining room which leads onto the kitchen and utility. The kitchen has fully fitted units creating ample storage.

On the first floor there are TWO DOUBLE BEDROOMS. Both bedrooms are of a good size and provide enough room for all necessary furniture.

There is also a family bathroom located on this floor. The bathroom includes a full-size bath tub a W/C and wash/hand basin.

Further benefits to this terraced house include a spacious garden, central heating and double glazing. This property is ready for someone to make a home.

Viewing is highly recommended.

Tenants in situ.

\*\*\*CONTACT US TODAY TO VIEW\*\*\*

Council Tax Band: A

Tenure: Freehold


Garden details: Private Garden





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.