



**Legsby Avenue
Grimsby
Lincolnshire
DN32 0LA**

Offers in Excess of £143,000

bettermove 

Legsby Avenue

Grimsby

Bettermove are proud to present this charming four bedroom terraced house in Grimsby.

The property has been fully replastered and rewired throughout with a new roof and full security system installed. The council tax band is A.

The interior of this beautifully presented property consists of a bay fronted living room, rear sitting room, modern open plan kitchen/dining room and cloakroom on the ground floor. The first floor comprises four bedrooms and the family bathroom. The exterior boasts an enclosed rear garden with patio seating area, perfect for enjoying the summer months.

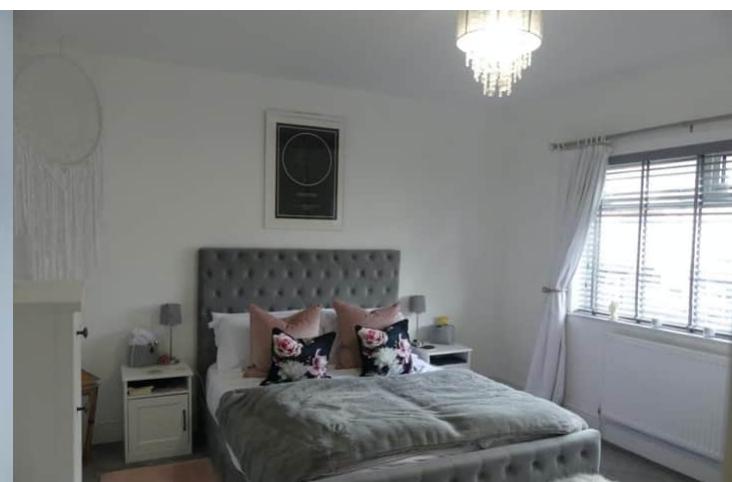
Located in the popular town of Grimsby, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and pubs, as well as the Diana, Princess of Wales Hospital and many local schools. Transport connections can be found from the A46, A16 and Grimsby Town railway station.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





TOTAL FLOOR AREA: 118.4 sq.m. (1274 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The floorplan is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | | |
| (39-54) E | 43 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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