



**Legsby Avenue  
Grimsby  
Lincolnshire  
DN32 0LB**

**Offers in Excess of £176,000**

**bettermove**



# Legsby Avenue Grimsby

Bettermove are proud to present this stunning 3 bedroom terraced house in Grimsby.

The property benefits from gas central heating throughout. The council tax band is A.

The interior of this beautifully presented property comprises a bay fronted living room, dining room, modern open plan kitchen/dining room/laundry room and WC on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts an enclosed rear garden with patio, perfect for enjoying the summer months.

Situated in the popular town of Grimsby, the property is close to a number of local amenities including shops, supermarkets, restaurants and pubs, as well as the Diana, Princess of Wales Hospital. Excellent transport links can be found from the A46, A16 and Grimsby Town railway station.

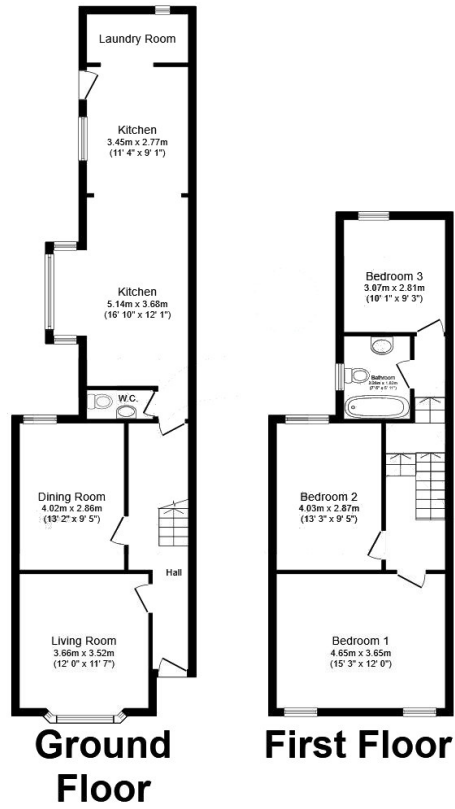
This exciting opportunity should not to be missed and all enquiries can be made through Bettermove.

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.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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