



Grimsby  
Lincolnshire  
DN32 9LD

Offers in Excess of £83,000

bettermove 

# Hainton Avenue Grimsby

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

The property benefits from double glazing, gas central heating throughout and has parking available via the street outside.

The council tax band is A; this is a freehold property.

The interior of this beautifully presented property comprises of two reception rooms, dining room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom.

The exterior boasts a private rear garden, perfect for enjoying the summer months; this property is also located close to Grimsby docks and the seafront.

Located in the popular town of Grimsby, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from many local bus routes, Grimsby town train station and A180.

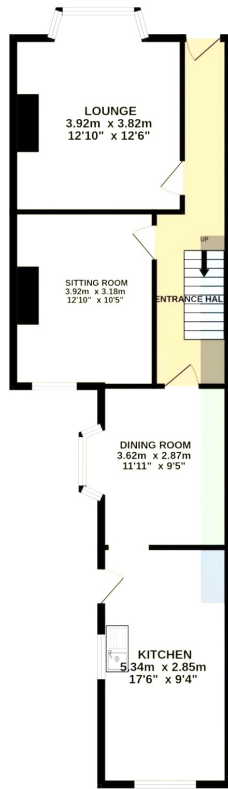
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050

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.



GROUND FLOOR  
64.2 sq m (691 sq ft.) approx.



1ST FLOOR  
55.2 sq m (595 sq ft.) approx.



TOTAL FLOOR AREA - 119.4 sq m (1285 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. This plan is for illustrative purposes 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.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(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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