

**Arthur Street  
Grimsby  
Lincolnshire  
DN31 2HT**

**Offers In Excess Of £71,000**

**bettermove** 

# Arthur Street

## Grimsby

Bettermove are delighted to welcome to the market this charming three bedroom end terrace house in West Marsh, available with no forward chain.

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

The interior of this property comprises a spacious lounge, dining room and fitted kitchen on the ground floor. The first floor consists of three bedrooms and the family bathroom. The exterior boasts an enclosed rear yard.

Located in the popular area of West Marsh, the property is close to a number of amenities, including supermarkets, shops, restaurants and pubs. Transport connections can be found from the A180, A16, A46, Grimsby Town and Grimsby Docks rail stations.

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

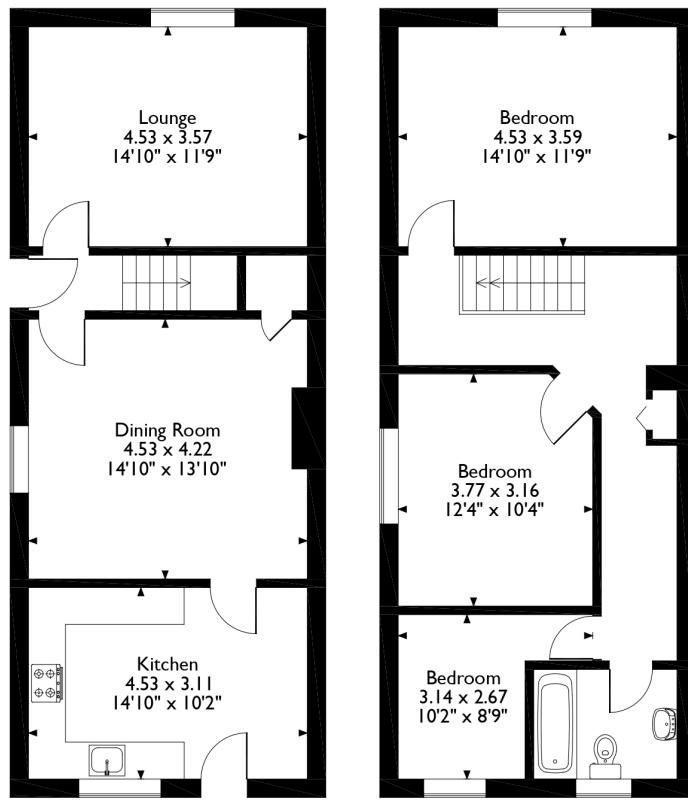
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

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.



Arthur Street, Grimsby  
Approximate Gross Internal Area  
110 Sq M/1184 Sq Ft



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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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