



**Elsenham Road
Grimsby
Lincolnshire
DN31 2QP**

Offers in Excess of £93,000

bettermove

Elsenham Road

Grimsby

Bettermove are proud to present this recently renovated 3 bedroom terraced house in Grimsby available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking available nearby. The council tax band is A.

The interior of this well presented property comprises a spacious and open plan living & dining room, the fitted kitchen and the family bathroom on the ground floor. The first floor consists of three bedrooms. The exterior boasts a private rear garden, perfect for enjoying the summer months.

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 Grimsby Dock Train Station, the A16 and many other road and bus links.

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

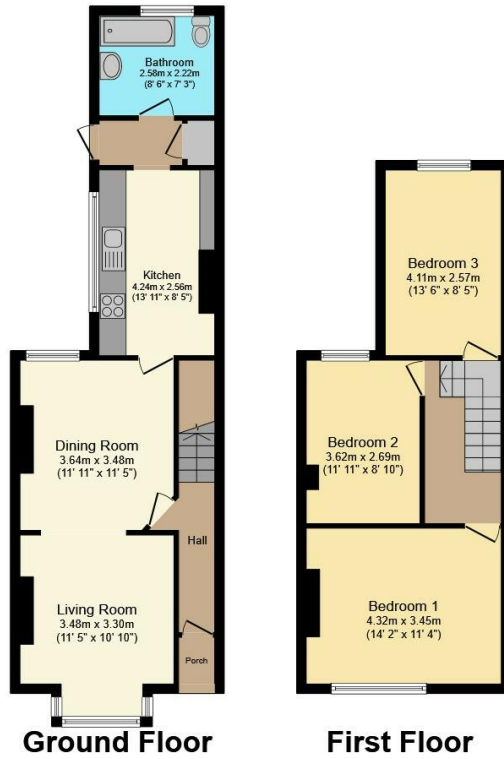
You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.





Total floor area 93.6 sq.m. (1,007 sq.ft.) approx

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	7	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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