



**FARROW**  
ESTATE AGENTS



25 Clarendon Road, Grimsby, DN34 5SE  
Asking price £75,000

3 1 1 C

## Floor Plan



## Area Map



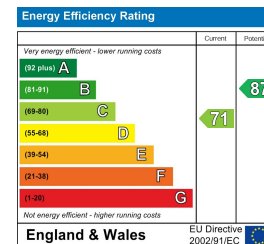
## Accommodation

- Ideal For First Time Buyers / Investors
- Offered For Sale With No Onward Chain
- Gas Fired Central Heating System
- Great Schools Catchment Area
- Close To Amenities & Main Bus Routes
- Low Maintenance & Secured Gardens
- Easy Access To The A16 & A46 Road Links
- Three Good Sized Bedrooms
- Slight Refurbishment Required
- Prominent Grimsby (DN34) Location

## Viewing

Please contact our Farrow Estate Agents Office on 01472 355864 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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