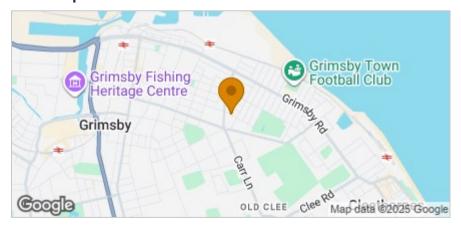


### Floor Plan



### **Area Map**



#### Accommodation

- Ideal For First Time Buyers / Investors / Downsizers
- Chain Free Vendor
- Three Separate Bathrooms
- Prominent Cleethorpes Location
- Gas Central Heating & Double Glazing
- Good Schools Catchment Area
- Easy Access To The A180 Motorway
- Walking Distance To Cleethorpes Sea Front
- Substantial Corner Plot
- Council Tax Band A

# 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**

	Current	Potential
Very energy efficient - lower running costs		71
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68)		
(39-54)	52	
(21-38)		
(1-20)		
Not energy efficient - higher running costs	_1	







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 firms employment has the authority to make or give any representation or warranty in respect of the property.