



**Marshall Avenue  
Grimsby  
Lincolnshire  
DN34**

**Offers in Excess of £250,000**

**bettermove**

# Marshall Avenue Grimsby

Bettermove are proud to present this 5 bedroom detached house in Grimsby.

This property benefits from double glazing, solar panels, and gas central heating throughout, with off road parking available via the driveway.

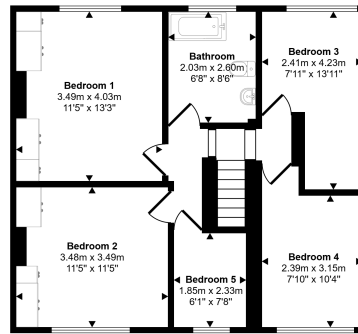
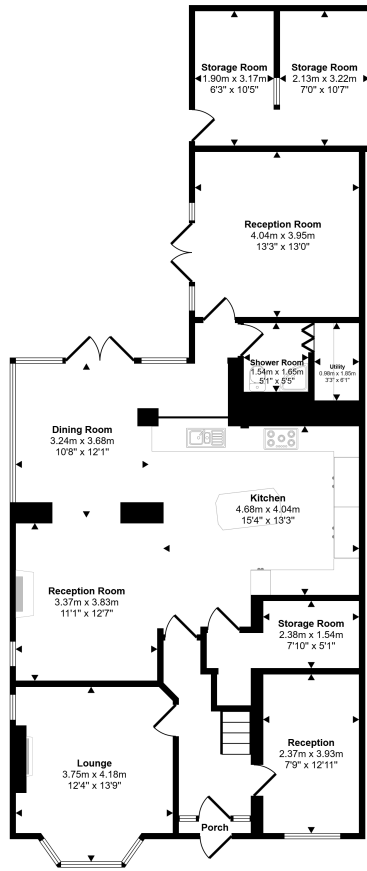
The council tax band is C.

The interior of this beautifully presented property comprises four reception rooms, dining room, fitted kitchen, shower room, and utility on the ground floor, with an additional storage room. The first floor consists of five good sized bedrooms, alongside the family bathroom. Outside, the property boasts two additional store rooms, and a private rear garden, with both artificial lawn, and decking areas, perfect for enjoying the summer months.

Located in the popular coastal town of Grimsby, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and a short distance to the seafront. Excellent transport links can be found from Grimsby Town Train Station, a variety of local bus routes, and quick access to the A46.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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>		75
(55-68) <b>D</b>	60	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</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>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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