



37A & 37B Ropery Street Grimsby, North East Lincolnshire DN32 9EJ

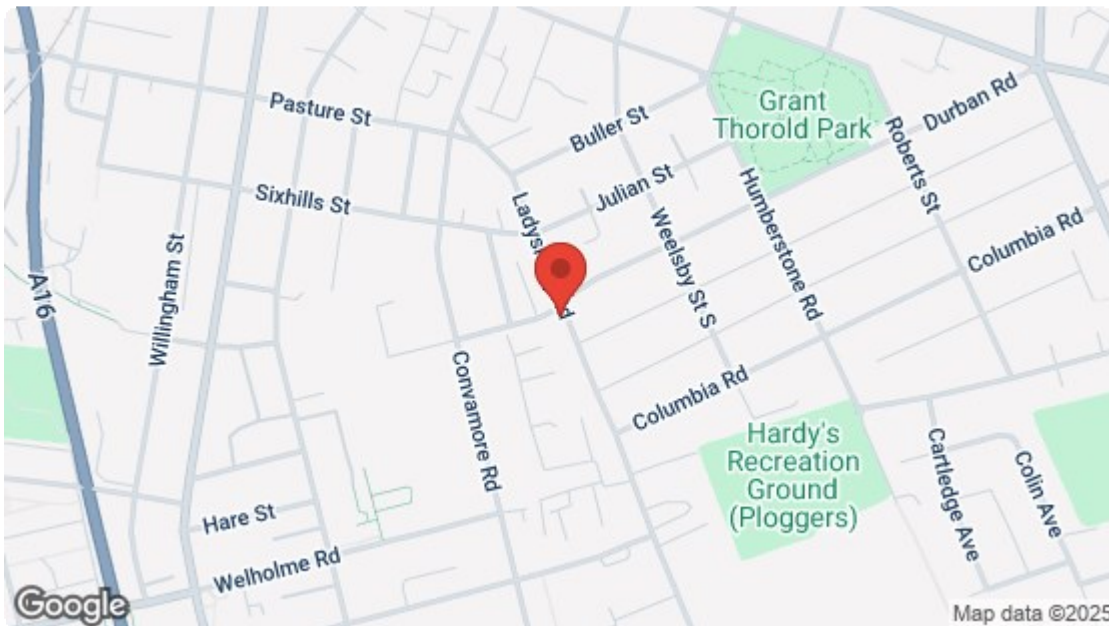
**** ATTENTION ALL INVESTMENT LANDLORDS **** Joy Walker Estate Agents are offer the opportunity to purchase this end terrace FREEHOLD property divided into TWO, ONE BEDROOM FLATS WITH SEPARATE ENTRANCES. Situated on the outskirts of Grimsby Town centre close to all local amenities and good bus routes. both properties benefits from gas central heating and uPVC double glazing. the ground floor flat has a kitchen diner, lounge, double bedroom and bathroom with small court yard to the front aspect. The upstairs flat has a modern kitchen diner, lounge, double bedroom and bathroom. Potential rental yield of 12%. viewing is highly recommended offered for sale with VACANT POSSESSION.

Chain Free £80,000

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.