



3 Clare Court  
Grimsby, Lincolnshire, DN34 5UU

£110,000

## 2 Bedroom Bungalow

- Leasehold
- Over 55's Cambridge Park Development
- Mid Terrace Bungalow
- 2 Bedrooms
- Warden Controlled
- Grimsby Location
- Ideal Retirement Property
- Viewing Essential
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 3 Clare Court, Grimsby, Lincolnshire, DN34 5UU](#)



## Overview

This is a fantastic opportunity to acquire a well maintained over 55's Two Bedroom Mid Terrace Bungalow, situated in Grimsby on the Cambridge Park Development. The property is well presented throughout and is warden-controlled, ideal for anyone looking for a retirement property or to downsize. Internal accommodation briefly comprises: Entrance Hallway, Lounge, Shower Room, Two Bedrooms with one being used as an office, and Kitchen.

To the front of the property is grass and a paved area giving you outdoor space to enjoy, with on street parking available. Viewings are essential to fully appreciate the living accommodation on offer.

Agent's note: The property is Leasehold with 125 years from 1st of July 1987. There is a monthly service charge of £282.14 and the annual ground rent is £78.



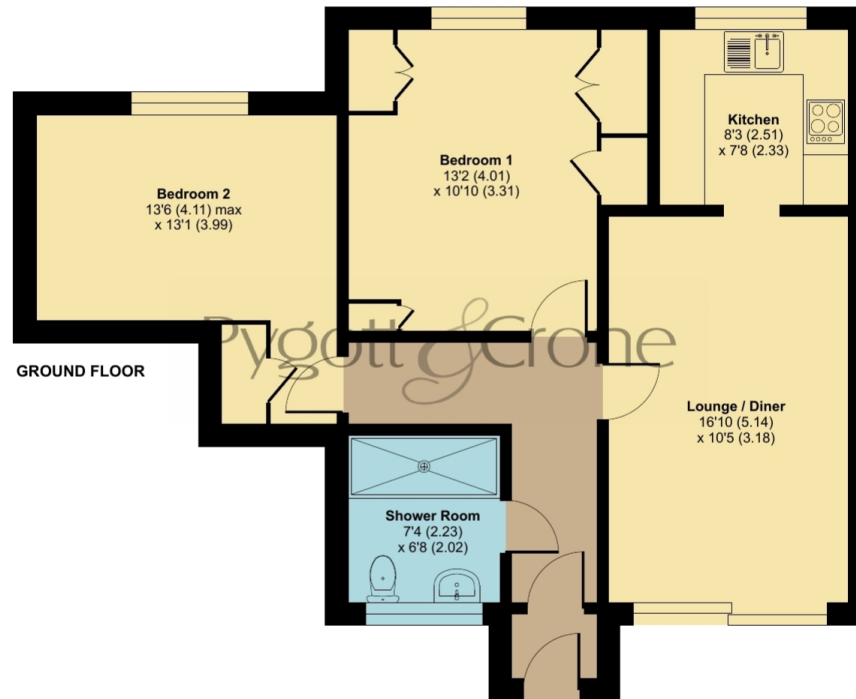




## Clare Court, Grimsby, DN34

Approximate Area = 704 sq ft / 65.4 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Pygott & Crone. REF: 1439707



## Location



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is on the market with our Grimsby branch

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