



Flat 3, 35a Torrington Gardens  
Torrington Street, Grimsby, Lincolnshire, DN32 9QH

Offers Over  
£38,500

## 1 Bedroom Ground Floor Flat

- Leasehold
- Ground Floor Flat
- 1 Bedroom
- Recently Refurbished
- Immaculate Throughout
- Ideal Investment or First Time Buy
- No Forward Chain
- Viewing Essential
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for Flat 3, 35a Torrington Gardens , Torrington Street, Grimsby, Lincolnshire, DN32 9QH](#)



## Overview

Offered for sale with No Forward Chain! A well presented one-bedroom ground floor flat that has been recently refurbished throughout, with only small finishing off work to be completed. The property provides well-maintained and modern accommodation, ideal for a first-time buyer looking for a low-maintenance home or an ideal investment opportunity.

Internal accommodation briefly comprises: Entrance Hallway, Bedroom, Shower Room and Kitchen/Diner/Lounge area. In our agents opinion, the property could achieve a rental income in the region of £450–£475 per calendar month, making it an attractive addition to any investment portfolio. Early viewing is highly recommended to fully appreciate the condition and opportunity this property presents.

We have been advised by the current vendor of work that has been completed, which is:

- New electric fuse board & certified.
- New gas boiler & certified.
- New bathroom.
- New kitchen inc gas job, electric oven, cooker hood.
- New carpets & vinyl.
- New double glazing.
- New internal doors.
- Redecorated throughout.

Agents Note- The property is leasehold with 89 years remaining. The annual ground rent is £100 and annual service charge of £1,600.

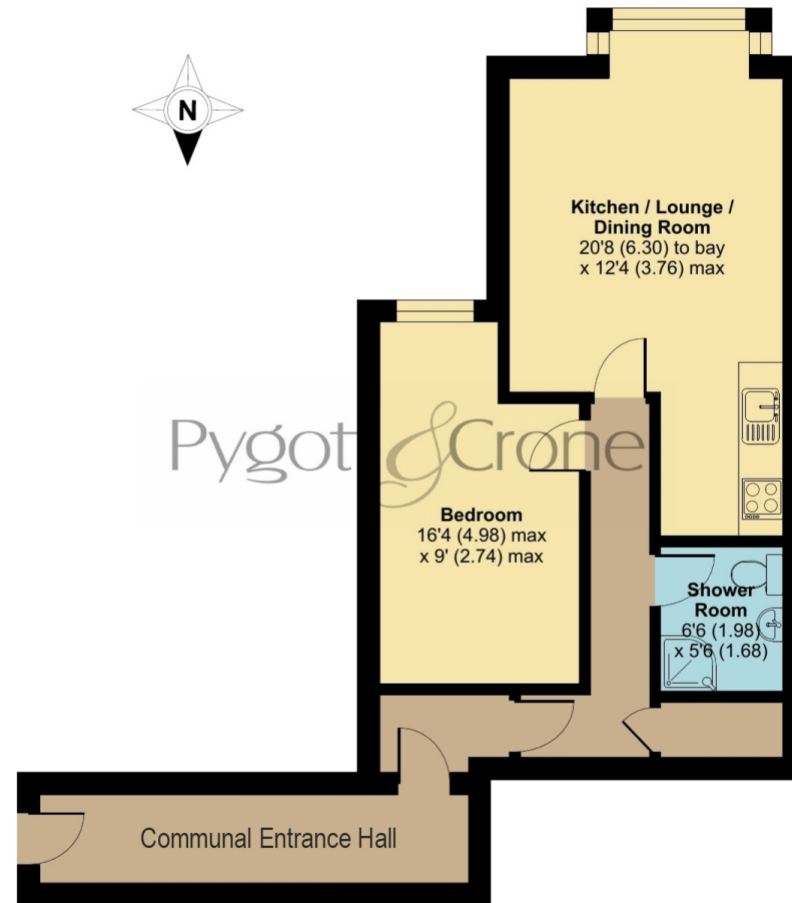




# Torrington Gardens, Torrington Street, Grimsby, DN32

Approximate Area = 48sq mtrs

For identification only - Not to scale



**GROUND FLOOR**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Pygott & Crone. REF: 1431211



## Location



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**Dave Jolley**  
Mortgage & Protection Adviser

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Flat 3, 35a Torrington Gardens , Torrington Street  
is on the market with our Grimsby branch

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