



12 Queens Parade
Grimsby, Lincolnshire, DN31 2LE

Guide Price
£200,000

5 Bedroom Semi-Detached House

- Freehold
- Modern Method of Auction - T & Cs Apply
- Reservation Fee Payable
- 1x 2 Bed Flat/ 1x 2 Bed Maisonette/ 1x 1 Bed Flat
- Ideal Investment Opportunity
- Immaculate Condition Throughtout
- Grimsby Town Centre
- Viewing Essential
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 12 Queens Parade, Grimsby, Lincolnshire, DN31 2LE](#)



Overview

Modern Method of Auction - T & Cs Apply - Outstanding Investment Opportunity – Prime Central Location

An exceptional opportunity to acquire a beautifully maintained multi-unit property, ideally positioned within walking distance of Grimsby town centre and its full range of amenities, transport links, and local attractions. This attractive character building offers three self-contained dwellings, all presented to an immaculate standard throughout, making it a turnkey investment with immediate rental appeal.

The accommodation comprises:

A spacious and well-laid-out 2-bedroom maisonette, offering generous living space across two levels



A bright and modern 2-bedroom first floor flat, finished to a high specification

A well-proportioned ground floor flat, ideal for convenient single-level living

Each unit has been thoughtfully designed and maintained, blending modern interiors with the charm and character of the original property. Features include well-appointed kitchens, contemporary bathrooms, and light-filled living areas, creating comfortable and desirable homes for tenants. Externally, the property benefits from valuable off-road parking, a significant advantage in such a central location.

With its prime position, excellent condition, and strong tenant demand in the area, this property represents an ideal investment opportunity, perfectly suited for both seasoned investors and those looking to expand their portfolio with a high-quality, income-generating asset.





Queens Parade, Grimsby, DN31

Approximate Area = 2506 sq ft / 232.8 sq m

Limited Use Area(s) = 99 sq ft / 9.1 sq m

Total = 2605 sq ft / 241.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Pygott & Crone. REF: 1436537



BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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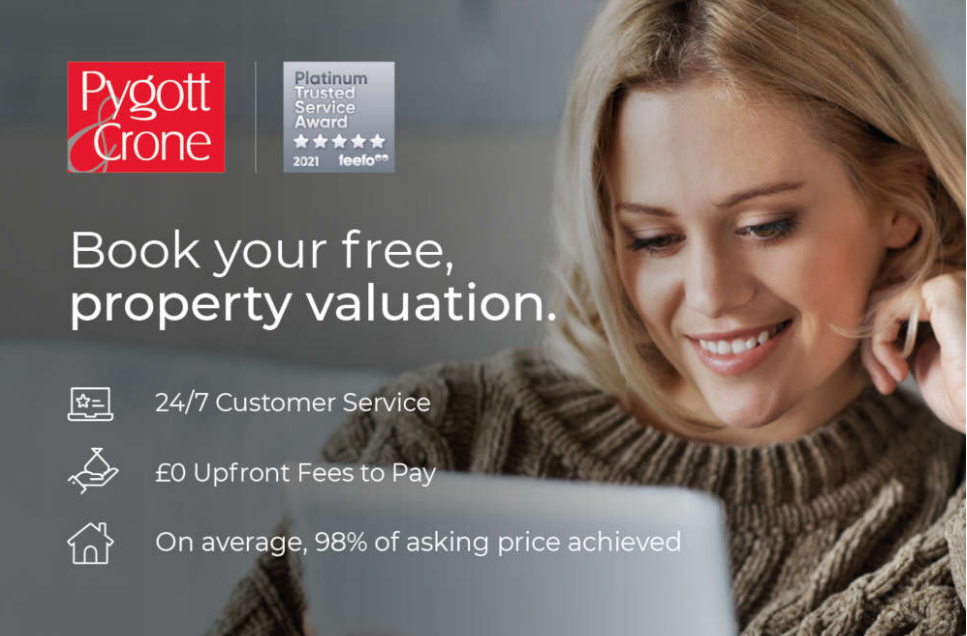
Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.










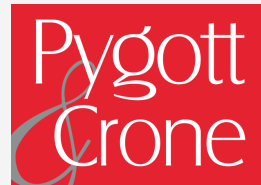


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is on the market with our Grimsby branch

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