



104 Granville Street  
Grimsby, Lincolnshire, DN32 9NU

Guide Price  
£40,000

## 2 Bedroom Terraced House

- Freehold
- Modern Method of Auction - T & Cs Apply
- Reservation Fee Payable
- Mid Terrace Property
- 2 Bedrooms
- Grimsby Location
- Ideal Investment Opportunity
- Work Required
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 104 Granville Street, Grimsby, Lincolnshire, DN32 9NU](#)



## Overview

For Sale By Modern Method of Auction – T & Cs Apply

Offered for sale with No Onward Chain! This Two Bedroom Mid Terrace property is located in Grimsby and brings an excellent investment opportunity. Located close to local amenities, bus routes and just a short walk into Grimsby Town Centre. The property is currently a two bedroom with a bathroom and shower room, which can be changed back into a 3 bedroom depending on buyers preference.

Internal accommodation briefly comprises: Entrance Hallway, Through Lounge, Dining Room, Kitchen, WC and Rear Porch. Upstairs are two Bedrooms, Bathroom and Shower Room. On street parking available. Viewing is essential to appreciate the opportunity on offer.

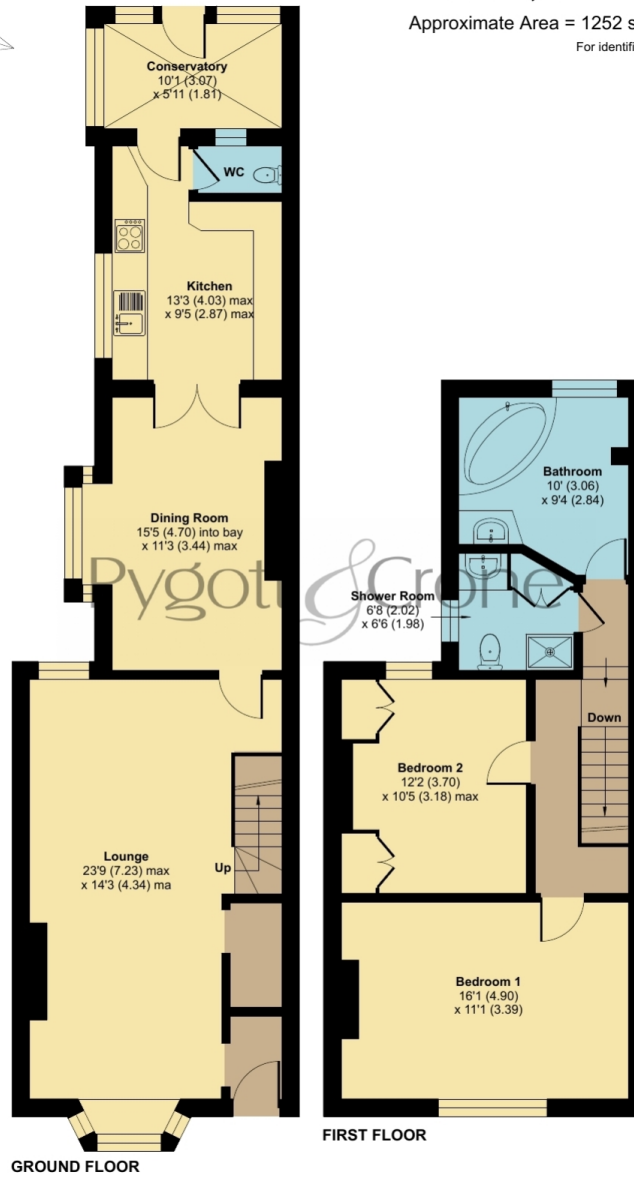
Agent's Note- The sale is subject to a Grant of Representation (Probate) which has been applied for but has not been granted.





# Granville Street, Grimsby, DN32

Approximate Area = 1252 sq ft / 116.3 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: 1411325



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## 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 Porch

## Location



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



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is on the market with our Grimsby branch

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