

Pygott & Crone

32 Grosvenor Crescent

Grimsby, South Humberside, DN32 0QJ

Guide Price

£69,000

2 Bedroom Flat

- Leasehold
- Modern Method of Auction - T & Cs Apply
- Reservation Fee Payable
- First Floor Flat
- 2 Bedrooms
- Allocated Parking Space
- Walking Distance to Grimsby Town Centre
- No Forward Chain
- EPC Rating - C, Council Tax Band - A

Click here to access the Energy Performance Certificate for 32 Grosvenor Crescent, Grimsby, South Humberside, DN32 0QJ





Overview

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

A well-presented two-bedroom first-floor flat, ideally located in a central Grimsby position within easy walking distance of the town centre and train station. This convenient location makes it perfect for those seeking accessibility to local amenities and transport links.

The property offers comfortable and well-maintained accommodation throughout, with well-proportioned rooms and a practical layout suited to a range of buyers. It would make an ideal purchase for those looking to downsize, first-time buyers, or investors alike. Internal accommodation briefly comprises: Entrance Hallway, Lounge, 2 Bedrooms, Kitchen and Shower Room.

Further benefits include an allocated parking space and the advantage of being offered for sale with no forward chain, allowing for a potentially smooth transaction. A fantastic opportunity to acquire a low-maintenance home in a highly convenient location.

Agents Note- The property is leasehold with 156 years remaining. There is an annual charge of £750.









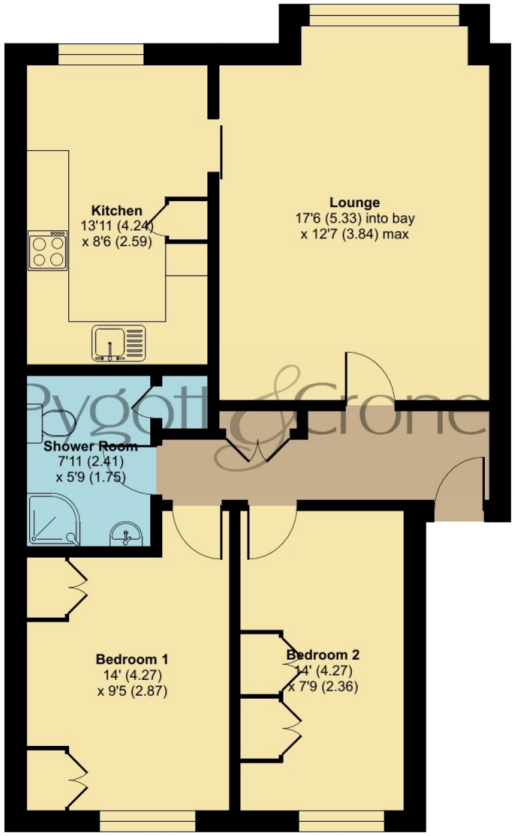




Grosvenor Crescent, Grimsby, DN32

Approximate Area = 711 sq ft / 66.1 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Pygott & Crone. REF: 1449129



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

Mortgage Advice Bureau

Stonebow Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Dave Jolley

Mortgage & Protection Adviser

0330 912 0007

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.

Houses. Homes. Harmony.

Pygott & Crone

32 Grosvenor Crescent, Grimsby
is on the market with our Grimsby branch

---

22 South St Mary's Gate, Grimsby DN31 1LQ

01472 264960