

Pygott & Crone

44 Sorrel Road

Grimsby, Lincolnshire, DN34 4GB

£93,000

2 Bedroom Ground Floor Flat

- Leasehold
- Ground Floor Flat
- 2 Bedrooms
- Grimsby Location
- Well Presented Accommodation
- Allocated Parking Space
- Ideal First Time Buy, Investment or Downsize
- Viewing Essential
- EPC Rating - B, Council Tax Band - A

Click here to access the Energy Performance Certificate for 44 Sorrel Road, Grimsby, Lincolnshire, DN34 4GB





Overview

A Well Presented Two Bedroom Ground Floor Flat - Grimsby

An excellent opportunity to purchase this attractive and well presented Two Bedroom Ground Floor Flat, ideally suited to a range of buyers including first time purchasers, those looking to downsize or investors. The property is presented in good order throughout and is ready for its new owner to move straight in, offering comfortable and convenient living accommodation.





Ideally positioned in Grimsby, the flat is conveniently located close to a range of local amenities, shops and schools, making it a practical choice for everyday living. The ground floor position also offers easy access, particularly appealing to those looking for accommodation without stairs.

Internal accommodation briefly comprises: Entrance Hallway, Bedrooms 2, Bathroom, Bedroom 1 and open plan Kitchen/Diner/Lounge. Externally, the property benefits from its own allocated parking space, providing valuable off road parking, along with storage in a shared garage.

Early viewing is highly recommended to fully appreciate all that this property has to offer.

Agents Note- The property is leasehold with 125 years left from 31st March 2011. The total annual charge is £1,218.94 including Ground Rent, Service Charge and Buildings Insurance.









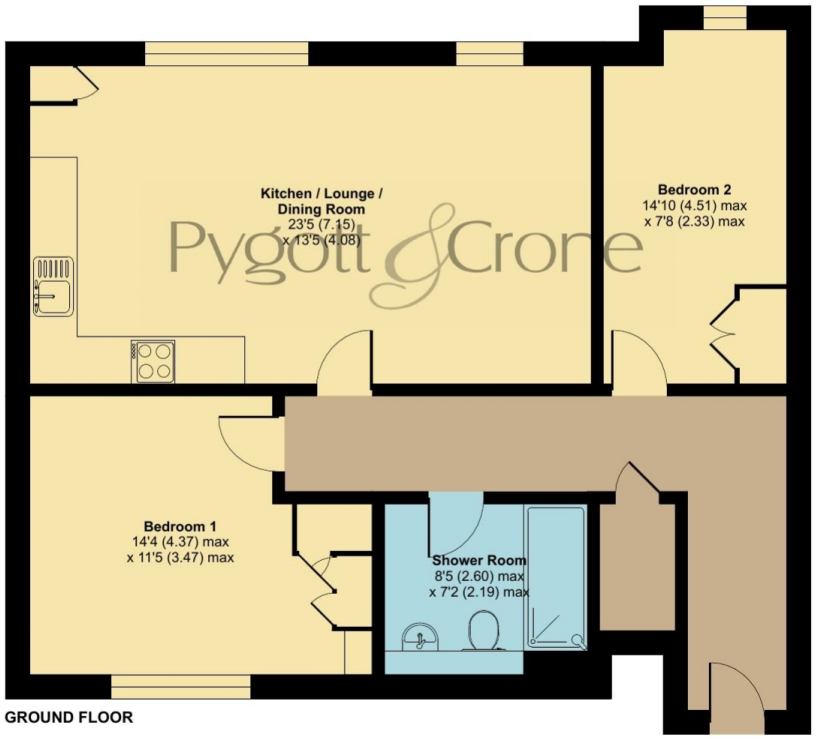




Sorrel Road, Grimsby, DN34

Approximate Area = 813 sq ft / 75.5 sq m

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). © nichecom 2026. Produced for Pygott & Crone. REF: 1549834

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.

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Pygott & Crone

44 Sorrel Road, Grimsby
is on the market with our Grimsby branch

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

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