



30 FRASER STREET GRIMSBY, DN32 8AQ

£72,000
FREEHOLD

A well-proportioned three-bedroom mid-terraced property located within easy reach of the centres of Grimsby and Cleethorpes. Offering two reception rooms, a downstairs bathroom, and an enclosed rear garden, the property is ideal for investors or first-time buyers and is offered for sale with no onward chain.



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DESCRIPTION

This three-bedroom mid-terraced property offers an excellent opportunity for investors or first-time buyers and is ideally positioned within easy reach of the centres of Grimsby and Cleethorpes. Conveniently located for local amenities, schools, and transport links, the property provides well-proportioned accommodation with plenty of potential.

The ground floor briefly comprises an entrance hallway leading to two spacious reception rooms, offering flexible living and dining space, along with a fitted kitchen and a downstairs bathroom. To the first floor are three good-sized bedrooms providing comfortable accommodation for a range of buyers.

Externally, the property benefits from an enclosed rear garden, ideal for outdoor seating or low-maintenance gardening, while on-road parking is available to the front.

Offered for sale with no onward chain, this property represents a straightforward purchase and a fantastic opportunity for those looking to add to a rental portfolio or step onto the property ladder.

LOUNGE

DINING ROOM

KITCHEN

FAMILY BATHROOM

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

GARDENS



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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

monique@biltons.co.uk

07808163324

<https://biltons.co.uk/>



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