

**Orby Grove, Grimsby, DN33 1EY**  
**Offers Around £110,000**  
**Council Tax Band: A**



Charming 3-Bedroom Home with Spacious Party Hall on Orby Grove, Grimsby

Discover this delightful 3-bedroom home nestled in the highly sought-after area of Orby Grove, Grimsby, DN33. This inviting property features a well-maintained front yard and a private back garden, offering perfect spaces to unwind or entertain outdoors.

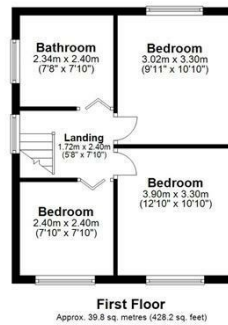
Set in a peaceful residential neighborhood, this two-story home is in excellent condition. The ground floor welcomes you into a bright and spacious living area, ideal for gatherings and relaxation. Adding to its appeal is a massive party hall, perfect for hosting functions and celebrations. The property is equipped with central heating, ensuring comfort all year round.

Residents will appreciate the convenience of on-street parking and the property's close proximity to local amenities. Grimsby town centre, with its array of shops, restaurants, and entertainment venues, is just a short distance away. For nature lovers, nearby parks and green spaces offer a serene retreat.

Commuting is effortless with easy access to public transport links. Additional details include Council Tax Band A and an EPC rating of D.



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Total area: approx. 167.6 sq. metres (1804.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	<b>73</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	