



Kempsters
ESTATE AGENTS

29 Parker Road
Grays RM17 5YW

2 1 1

Offers in the region of
£230,000

This spacious two bedroomed house is situated within easy walking distance of Grays town centre and is offered with no onward chain. Features include a through lounge/diner, large kitchen, four piece first floor bathroom and west facing garden.

- Lounge/diner 24' x 12'1
- Kitchen 19'6 x 7'7
- Bedroom one 12'1 x 9' 11
- Bedroom two 10'10 x 9'3
- First floor bathroom 9'4 x 7'7
- Sunny west facing garden approx 34'
- No onward chain



ENTRANCE

Door with opaque double glazed inserts leads to:

LOUNGE/DINER

24' x 12'1 (7.32m x 3.68m)

Double glazed windows to front and rear, coved and textured ceiling, access to first floor, built-in under stairs storage cupboard, two radiators, power points, wood flooring.

KITCHEN

19'6 x 7'7 (5.94m x 2.31m)

Double glazed window to side, double glazed French doors lead to rear garden, coved and textured ceiling, range of fitted units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and canopy with extractor, space for fridge/freezer, space and plumbing for washing machine, further ample appliance space, part tiling to one wall, power points, wood flooring.

FIRST FLOOR LANDING

Coved and textured ceiling with inset spotlights, access to loft space, wood flooring.

BEDROOM ONE

12'1 x 9'11 (3.68m x 3.02m)

Double glazed window to front, coved and textured ceiling, radiator, power points, laminate floor.

BEDROOM TWO

10'10 x 9'3 (3.30m x 2.82m)

Double glazed window to rear, coved and textured ceiling, radiator, power points, laminate floor.

BATHROOM

9'4 x 7'7 (2.84m x 2.31m)

Opaque double glazed window to rear, coved and textured ceiling, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc and shower cubicle, tiled walls, extractor, fan, heated towel rail, vinyl floor covering.



WEST FACING REAR GARDEN

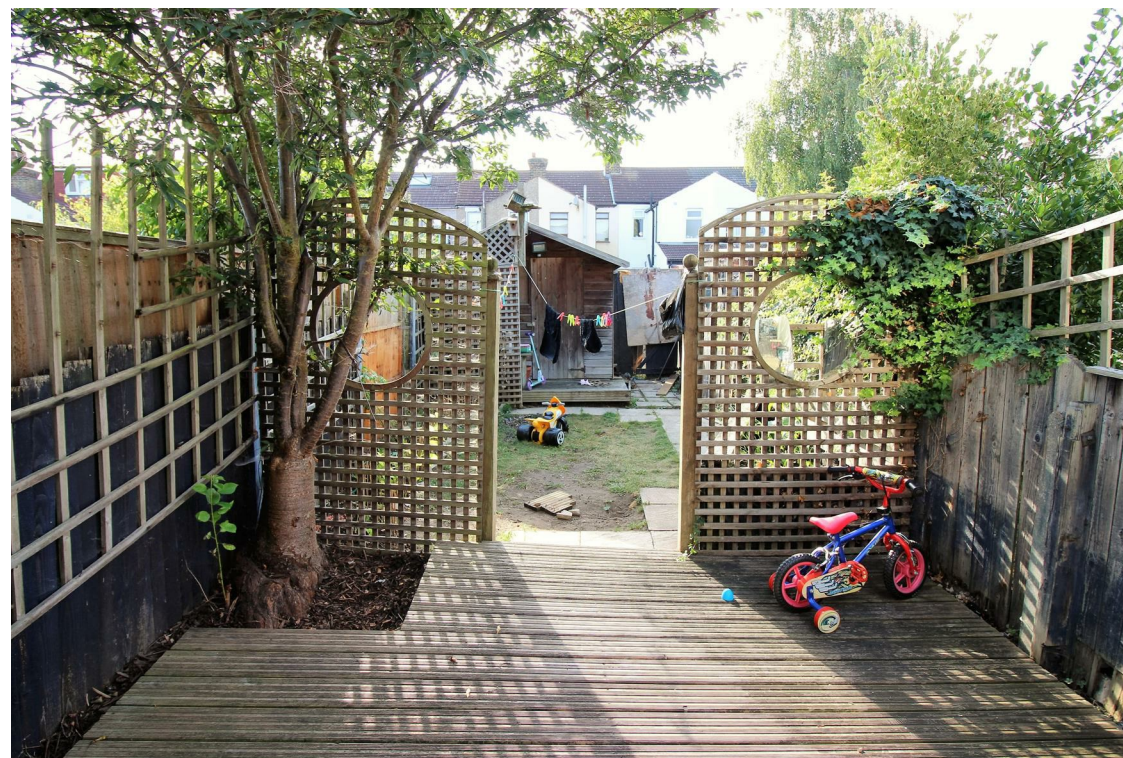
in excess of 34' (in excess of 10.36m)

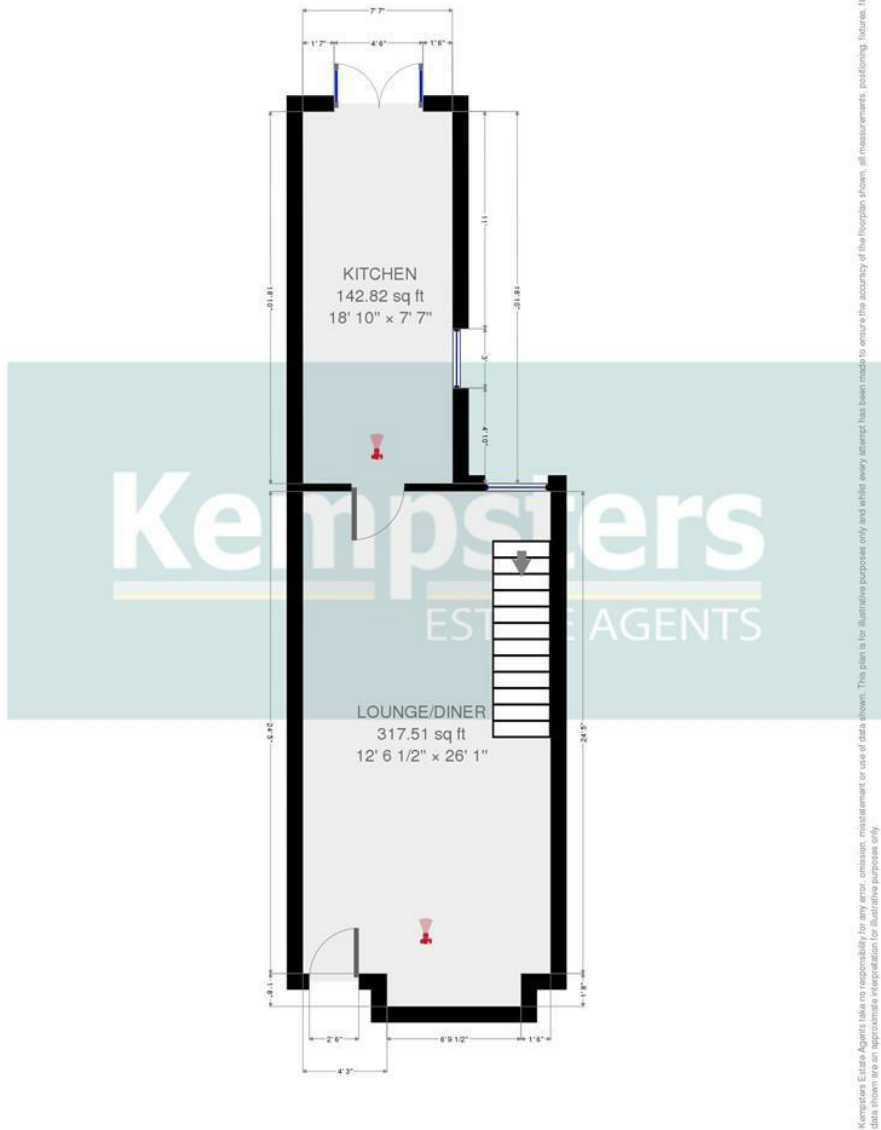
Immediate decking area, paved pathway, lawn area, timber shed, outside tap, rear access.

FRONT GARDEN

Laid with decorative stone, wall surround.







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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
100-91 (A)			100-91 (A)		
90-81 (B)			80-61 (B)		
80-61 (C)			60-41 (C)		
50-41 (D)			40-21 (D)		
30-21 (E)			20-1 (E)		
10-1 (F)			10-1 (F)		
0-10 (G)			0-10 (G)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	