



Kempsters
ESTATE AGENTS

66 Overcliff Road
Little Thurrock Grays RM17 6AJ

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Offers in the region of
£280,000

VIEW OUR TRUE 360 DEGREE VIRTUAL TOUR AND INTERACTIVE PLAN FOR THIS PROPERTY! This three bedroom mid terraced property is located in the sought after and quiet area of Little Thurrock. It has a large lounge, kitchen/diner, separate utility and front and rear gardens.

- Entrance Porch
- Lounge 18'1 x 11'4
- Kitchen/Diner 17'6 x 8'11
- Separate Utility Room
- Downstairs WC
- Bedroom One 14'1 x 10'3
- Bedroom Two 14'1 x 10'3
- Bedroom Three 10'8 x 6'10
- Front Garden
- Rear Garden



PORCH

7'0 x 2'3 (2.13m x 0.69m)

Double glazed door leads into a small entrance porch with wood panelled ceiling and tiled floor and single glazed door leading into:-

HALLWAY

15'11 x 5'8 (4.85m x 1.73m)

Textured ceiling, papered walls, understairs cupboard, radiator, carpeted stairs to landing, radiator, smoke alarm and laminated wooden floor.

LOUNGE

18'1 x 11'4 (5.51m x 3.45m)

Textured ceiling with coving, one featured papered wall and remaining smooth painted walls, double glazed bay window to front, radiator and laminated wooden floor.

KITCHEN/DINER

17'6 x 8'11 (5.33m x 2.72m)

Textured ceiling, partially tiled and papered walls, double glazed patio doors to rear garden, radiator, laminated wooden floor, range of white gloss wall and base units with contrasting charcoal work surface, gas hob with extractor fan over, built in electric oven, 1 1/2 stainless steel sink unit with mixer tap, space for large free standing fridge freezer, standard boiler, built in cupboard with immersion water heater and another door leading into:-

UTILITY

7'8 x 7'2 reducing to 4'10 (2.34m x 2.18m reducing to 1.47m)

Textured ceiling, smooth painted walls, double glazed window and door leading to rear garden, wall and base units in light oak, spaces for large free standing fridge freezer and washing machine and door leading into:-

DOWNSTAIRS WC

5'4 x 2'0 (1.63m x 0.61m)

Textured ceiling, smooth painted walls, double glazed single window to side, laminated floor, radiator, WC and hand basin.

LANDING

8'2 x 7'5 (2.49m x 2.26m)

Textured ceiling with papered walls, loft access, laminated wooden floor and doors leading into:-

BEDROOM ONE

14'1 x 10'3 (4.29m x 3.12m)

Textured ceiling with papered walls, double glazed window to front, radiator, laminated wooden floor and fitted wardrobes.



BEDROOM TWO

9'5 x 9'1 (2.87m x 2.77m)

Textured ceiling with papered walls, double glazed window to rear, laminated wooden floor and fitted wardrobes.

BEDROOM THREE

10'8 x 6'10 (3.25m x 2.08m)

Textured ceiling with papered walls, double glazed window to front, radiator, laminated wooden floor and built in cupboard over stairwell.

BATHROOM

7'7 x 5'5 (2.31m x 1.65m)

Smooth ceiling, partially tiled and smooth painted walls, two

double glazed windows to rear, tiled floor, heated towel rail, bath with mixer tap and electric shower with glass door, hand basin with cupboard under and low flush WC.

FRONT GARDEN

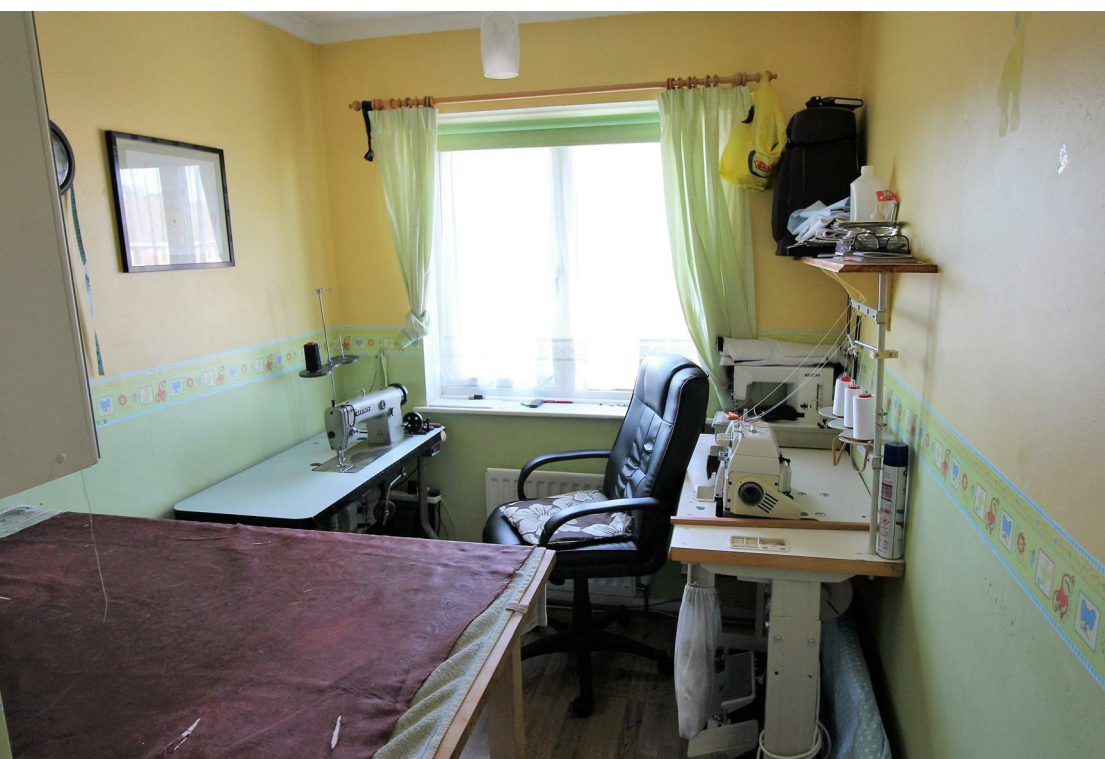
Good sized front garden with shrubs and plants

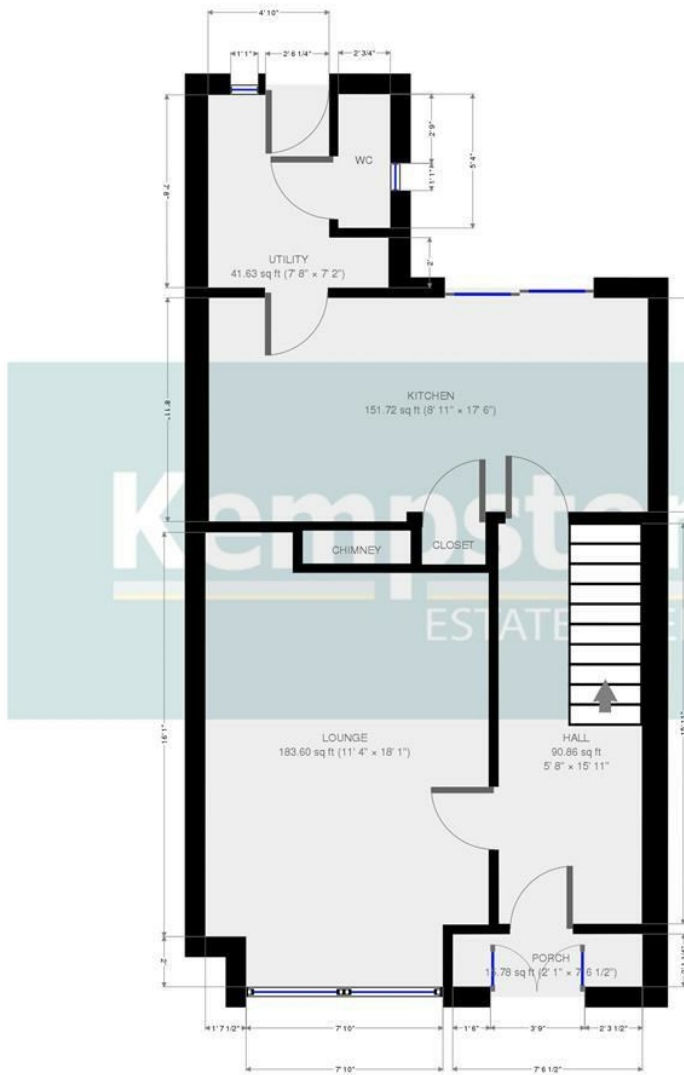
REAR GARDEN

35' x 15' (10.67m x 4.57m)

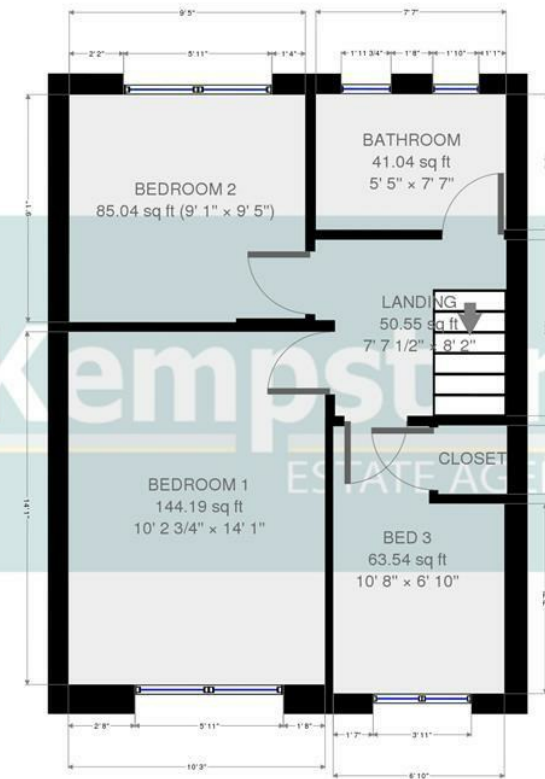
Mainly laid to lawn with rear access gate, raised plant border and a brick BBQ.







Kempsters Estate Agents takes no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only.



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37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: sales@kempsters.com

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Previous		Current	Previous	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A		87	A		87
B		70	B		70
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		