



**Kempsters**  
ESTATE AGENTS

90 Curling Lane  
Badgers Dene Grays RM17 5XL

2 1 1

Offers in the region of  
**£255,000**



**This two bedroomed house situated in a popular location within walking distance of Grays town centre and is offered with no onward chain. Features include double glazing, lounge, kitchen/breakfast room, approx 36' rear garden plus off road parking.**



- Gas central heating
- Double glazing
- Lounge 13'1 x 12'8
- Kitchen/breakfast room 12'8 x 10'2
- Bedroom one 12'8 x 9'1 max
- Bathroom
- Rear garden approx 36'
- Off road parking
- No onward chain



## ENTRANCE

Door with opaque glazed insert leads to:

## LOUNGE

13'11 x 12'8 (4.24m x 3.86m)

Double glazed window to front, textured ceiling, access to first floor, radiator, power points, fitted carpet.

## KITCHEN/BREAKFAST ROOM

12'8 x 10'2 (3.86m x 3.10m)

Double glazed window and half double glazed door lead to rear garden, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for gas cooker, space and plumbing for washing machine, space for fridge and freezer, radiator, power points, vinyl floor covering.

## FIRST FLOOR LANDING

Textured ceiling, access to loft space, power point, fitted carpet.

## BEDROOM ONE

12'8 x 9'1 max (3.86m x 2.77m max)

Double glazed window to front, textured ceiling, fitted double wardrobe with mirrored doors, built-in airing cupboard, radiator, power points, fitted carpet.

## BEDROOM TWO

12'8 x 6'8 (3.86m x 2.03m)

Double glazed window to rear, textured ceiling, radiator, power points, fitted carpet.

## BATHROOM

Textured ceiling, suite comprising bath with independent shower unit above, wash hand basin and low flush wc, radiator, fitted carpet.

## REAR GARDEN

in excess of 36' (in excess of 10.97m)

Crazy paved patio area, remainder laid to lawn, outside tap, rear pedestrian access.

## FRONT GARDEN



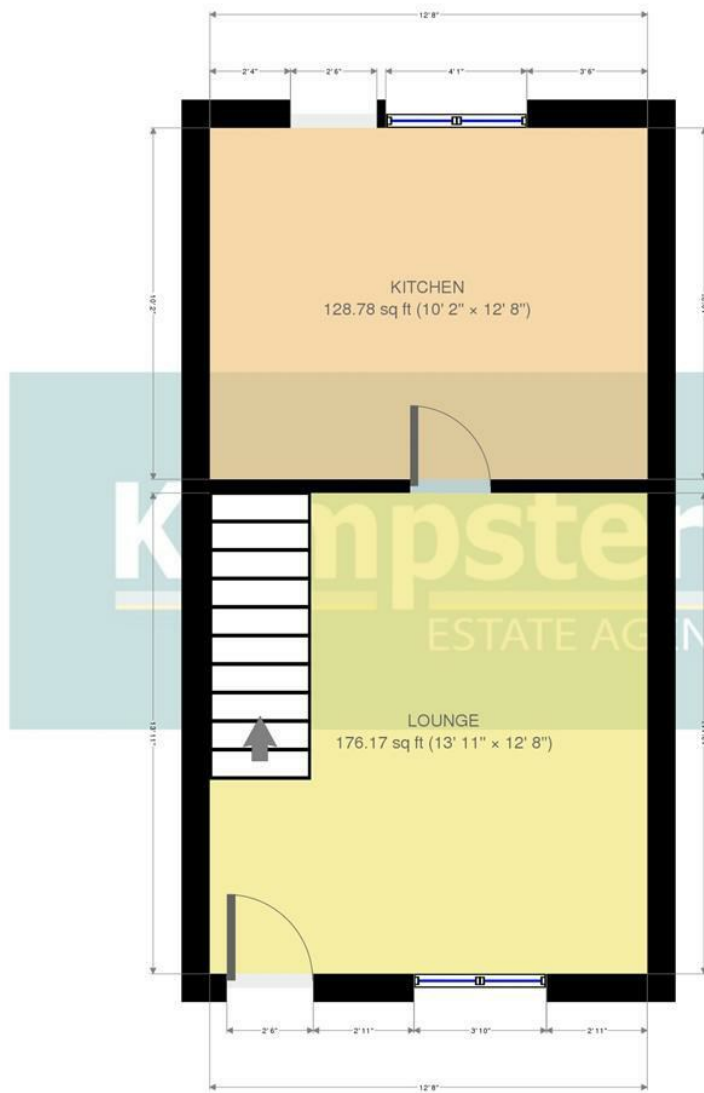
Small decorative slate area. Brick paved driveway providing off road parking.



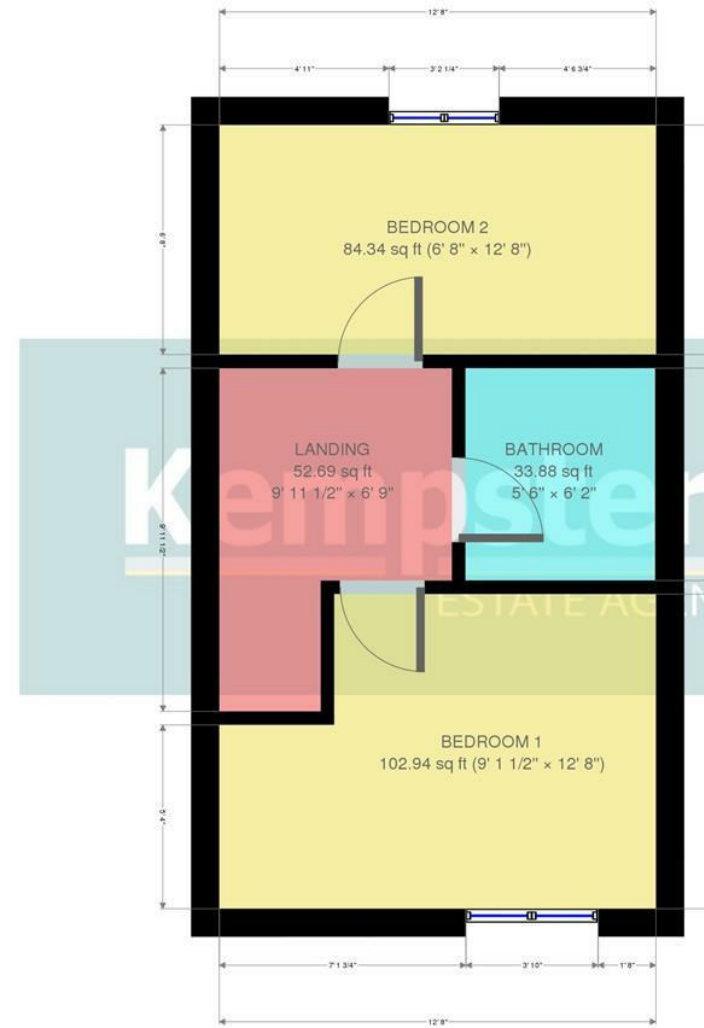








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