



**Kempsters**  
ESTATE AGENTS

78 Cromwell Road  
Grays RM17 5HW

2 1 2

Offers in the region of  
**£250,000**

**This two bedroomed end of terrace house is situated in a popular and convenient location close to Grays town centre. Features include two receptions, kitchen, utility room, first floor bathroom, approx 45' rear garden plus off road parking.**



- Lounge 13'10 x 11'11 (into bay)
- Dining room 13'10 x 9'11
- Kitchen 12'6 x 7'4
- Utility room 7'6 x 5'5
- Bedroom one 13'10 x 9'10
- Bedroom two 10'7 x 9'11
- Bathroom 13' x 7'10
- Rear garden approx 45' narrowing to a point
- Off road parking

### ENTRANCE PORCH

Accessed via door with opaque glazed insert, opaque double glazed windows to front and rear, textured ceiling, carpet. Open plan to:

### SMALL ENTRANCE HALL

Textured ceiling, access to first floor, tiled floor.

### LOUNGE

13'10 x 11'11 (into bay) (4.22m x 3.63m (into bay))

Double glazed bay window to front, ornate coved ceiling, radiator, power points, fitted carpet.

### DINING ROOM

13'10 x 9'11 (4.22m x 3.02m)

Double glazed window to rear, coved and textured ceiling, built-in under stairs storage cupboard, wall mounted gas heater, power points, tiled floor.

### KITCHEN

12'6 x 7'4 (3.81m x 2.24m)

Window to side, coved and textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and extractor, space and plumbing for washing machine and dishwasher, space for fridge, tiled walls, radiator, tiled floor.

### UTILITY ROOM

7'6 x 5'5 (2.29m x 1.65m)

Double glazed window to rear, double glazed door to side leading to rear garden, textured ceiling, work surface with cupboards beneath and space for tumble dryer, further appliance space, power points, tiled floor.

### FIRST FLOOR LANDING

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

### BEDROOM ONE

13'10 x 9'10 (4.22m x 3.00m)

Two double glazed windows to front, coved ceiling, built-in airing cupboard, radiator, power points, carpet.



### BEDROOM TWO

10'7 x 9'11 (3.23m x 3.02m)

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

### BATHROOM

13' x 7'10 (3.96m x 2.39m)

Opaque glazed windows to rear and side, coved and textured ceiling, suite comprising corner bath, pedestal wash hand basin, low flush wc and shower cubicle, fitted storage cupboard, heated towel rail, tiled walls, tiled floor.

### REAR GARDEN

in excess of 45' narrowing to a point (in excess of 13.72m narrowing to a point)

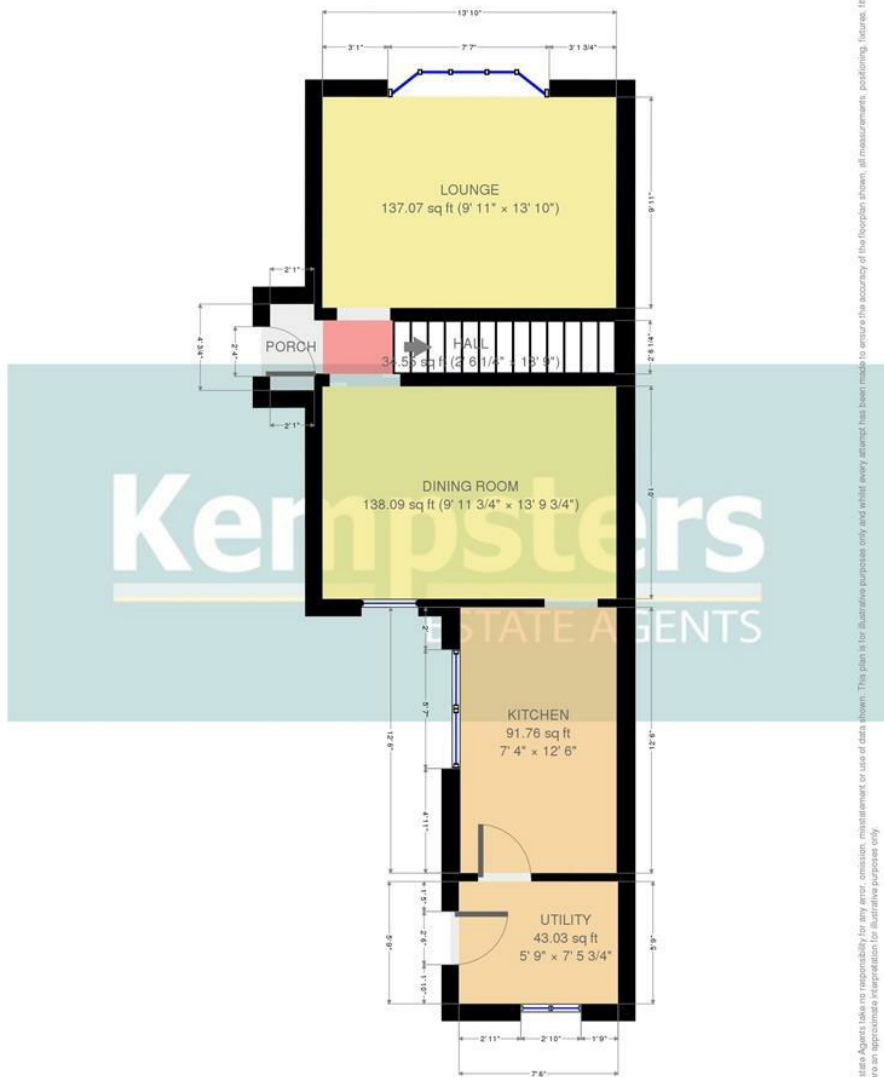
Laid to lawn, in need of some attention.

### FRONT GARDEN

Laid with shingle, wall surround, off road parking for one vehicle.







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Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy, Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<div>Very energy efficient - lower running costs</div> <div>100-91 A</div> <div>90-81 B</div> <div>80-61 C</div> <div>51-41 D</div> <div>31-21 E</div> <div>11-1 F</div> <div>0-10 G</div> <div>Not energy efficient - higher running costs</div>	<div>84</div> <div>47</div>	<div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div>100-91 A</div> <div>80-61 B</div> <div>61-41 C</div> <div>41-21 D</div> <div>21-11 E</div> <div>1-10 F</div> <div>0-10 G</div> <div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div>	<div>81</div> <div>40</div>
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	