



Kempsters
ESTATE AGENTS

30 Kent Road
Grays RM17 6DF

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Offers in the region of
£265,000

This three bedroomed house is situated in a popular location within walking distance of Grays town centre. The property requires some internal modernisation and is offered with no onward chain.



- Lounge 13'2 x 11'8
- Dining room 12' x 11'8
- Extended kitchen 15'10 x 6'3<7'1
- Lean to 7'4 x 7'. Ground floor wc
- Bedroom one 13'1 x 11'8
- Bedroom two 11'5 x 10'3
- Bedroom three 7'4 x 7'3
- Shower room
- Rear garden approx 50'
- Garage

ENTRANCE HALL

Textured ceiling, access to first floor, built-in under stairs storage cupboard, radiator, power points, laminate floor.

LOUNGE

13'2 x 11'8 (4.01m x 3.56m)

Double glazed bay window to front, radiator, power points, laminate floor.

DINING ROOM

12' x 11'8 (3.66m x 3.56m)

Double glazed patio doors lead through to lean to, coved and textured ceiling, fitted storage cupboard, radiator, power points, laminate floor.

KITCHEN

15'10 x 6'3<7'1 (4.83m x 1.91m<2.16m)

Double glazed window to rear, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, appliance space, radiator, power points, vinyl floor covering.

LEAN TO

7'4 x 7'1 (2.24m x 2.16m)

Double glazed windows and half glazed door lead to rear garden, space for washing machine, carpet. Door to:

GROUND FLOOR WC

Opaque glazed window to rear, smooth plastered ceiling, low flush wc, tiled walls, vinyl floor covering.

FIRST FLOOR LANDING

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

BEDROOM ONE

13'1 x 11'8 (3.99m x 3.56m)

Double glazed window to rear overlooking allotments, fitted cupboard housing gas central heating boiler, radiator, power point, carpet.

BEDROOM TWO

11'5 x 10'3 (3.48m x 3.12m)

Double glazed window to front, radiator, power point, carpet.



BEDROOM THREE

7'4 x 7'3 (2.24m x 2.21m)

Double glazed window to front, radiator, power point, carpet.

SHOWER ROOM

Opaque double glazed window to rear, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush wc, tiled walls, radiator, tile effect laminate floor.

REAR GARDEN

in excess of 50' (in excess of 15.24m)

Immediate patio area, remainder laid to lawn with mature flower and shrub borders, apple tree.

DETACHED GARAGE

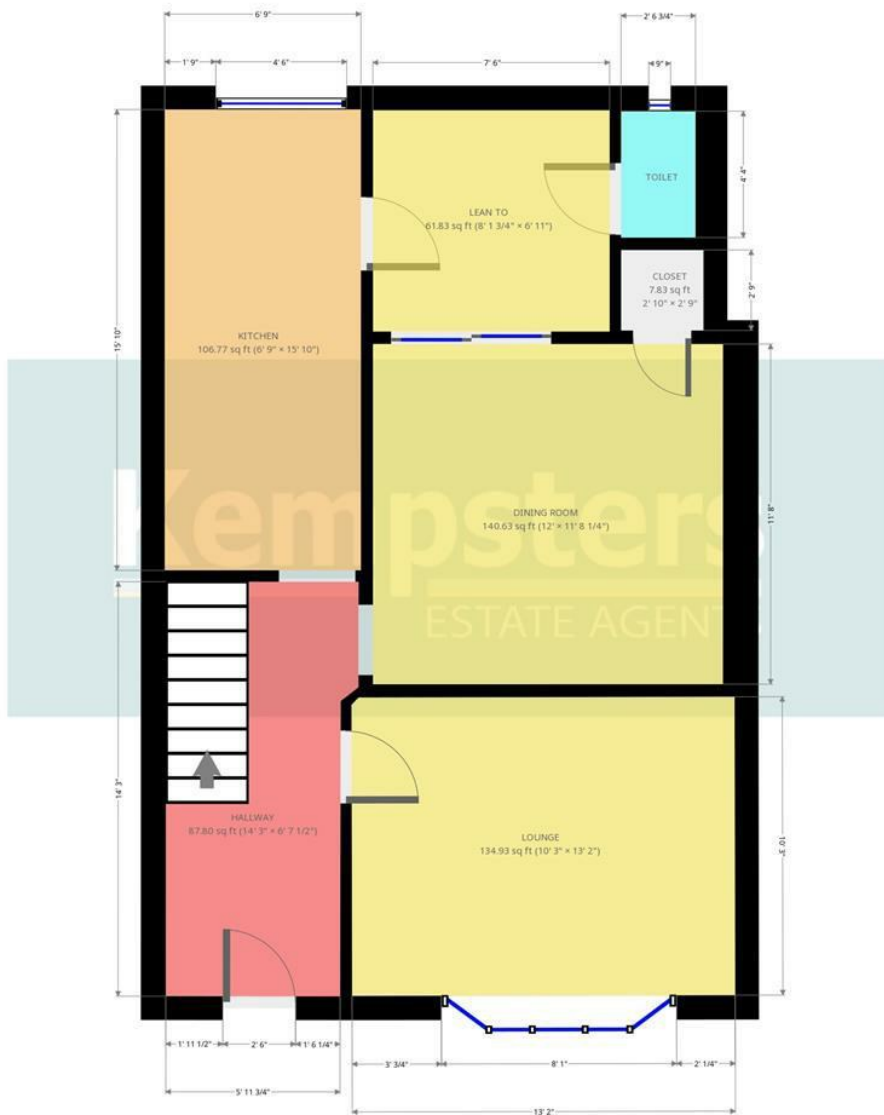
Approached via rear vehicular access.

FRONT GARDEN

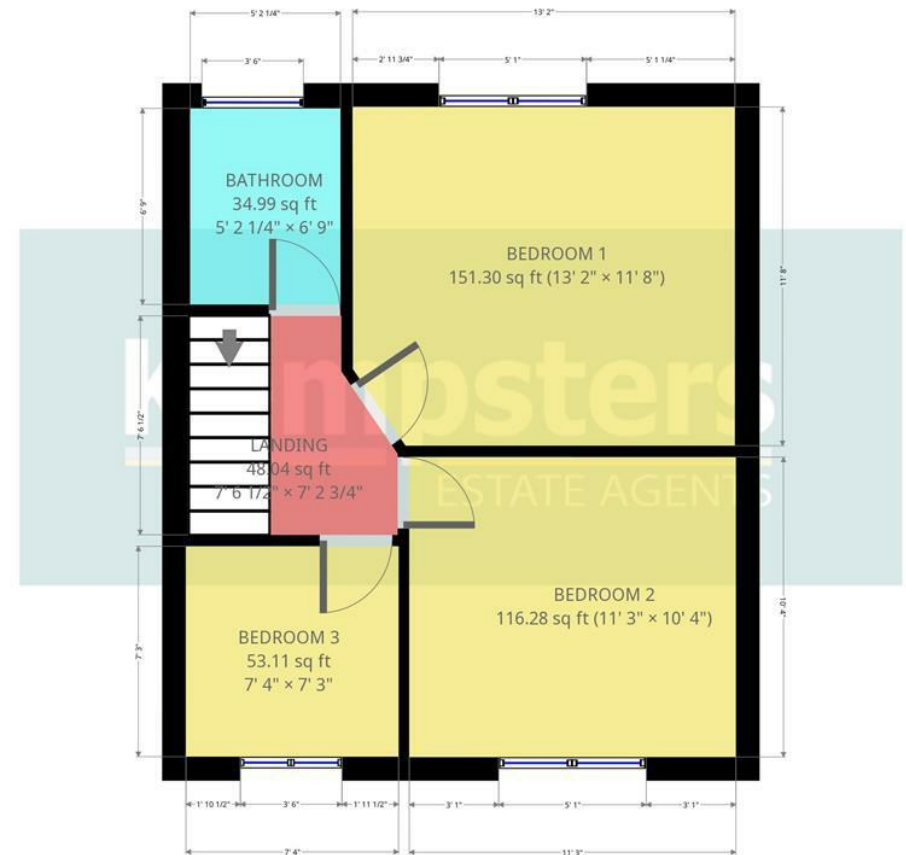
Concrete area with inset shrub bed and shrub border, wall surround.







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