



**Kempsters**  
ESTATE AGENTS

80 Wallace Road  
Grays RM17 5BA

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Offers in the region of  
**£285,000**



**This three bedroomed semi detached house is situated within easy walking distance of Grays town centre and local schools.**

**Features include a fitted kitchen/breakfast room, lounge, ground floor cloakroom, first floor bathroom, approx 48' garden plus ample parking.**



- Lounge 15'6 x 12'5
- Fitted kitchen/breakfast room 15'7 x 8'3
- Ground floor cloakroom
- Bedroom one 12'2 x 9'5
- Bedroom two 11'5 x 8'1<9'4
- Bedroom three 8'11 x 8'3
- First floor bathroom
- Rear garden approx 48'
- Off road parking for two vehicles



## ENTRANCE HALLWAY

Access to first floor, radiator, laminate floor.

## LOUNGE

15'6 x 12'5 (4.72m x 3.78m)

Two double glazed windows to front, coved and textured ceiling, feature fireplace with raised hearth, radiator, power points, laminate floor.

## FITTED KITCHEN/BREAKFAST ROOM

15'7 x 8'3 (4.75m x 2.51m)

Two double glazed windows and half double glazed door to rear, textured ceiling, range of base and eye level units with rolled edge work surfaces, inset single drainer sink unit, integrated double oven, hob and concealed extractor, concealed space for washing machine, space for fridge/freezer, space for slim line dishwasher, wall mounted gas central heating boiler, radiator, power points, laminate floor.

## INNER LOBBY

Double glazed window to side, textured ceiling, under stairs storage area, tiled floor.

## GROUND FLOOR CLOAKROOM

Opaque double glazed window to side, coved and textured ceiling, suite comprising wash hand basin and low flush wc, tiled walls, tiled floor.

## FIRST FLOOR LANDING

Opaque double glazed window to side, access to loft space with ladder, power point, carpet.

## BEDROOM ONE

12'2 x 9'5 (3.71m x 2.87m)

Two double glazed windows to front, smooth plastered ceiling, radiator, power points, laminate floor.

## BEDROOM TWO

11'5 x 8'1<9'4 (3.48m x 2.46m<2.84m)

Double glazed window to rear, coved ceiling, built-in airing cupboard, radiator, power points, fitted carpet.



## BEDROOM THREE

8'11 x 8'3 (2.72m x 2.51m)

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

## BATHROOM

Opaque double glazed window to side, textured ceiling, suite comprising bath with mixer tap and shower attachment, shower screen, vanity unit with inset wash hand basin and low flush wc, radiator, tiled walls, tiled floor.

## REAR GARDEN

in excess of 48' (in excess of 14.63m)

Large decking area, remainder laid to lawn, summer house, timber shed, outside light. Side pedestrian access leads to:

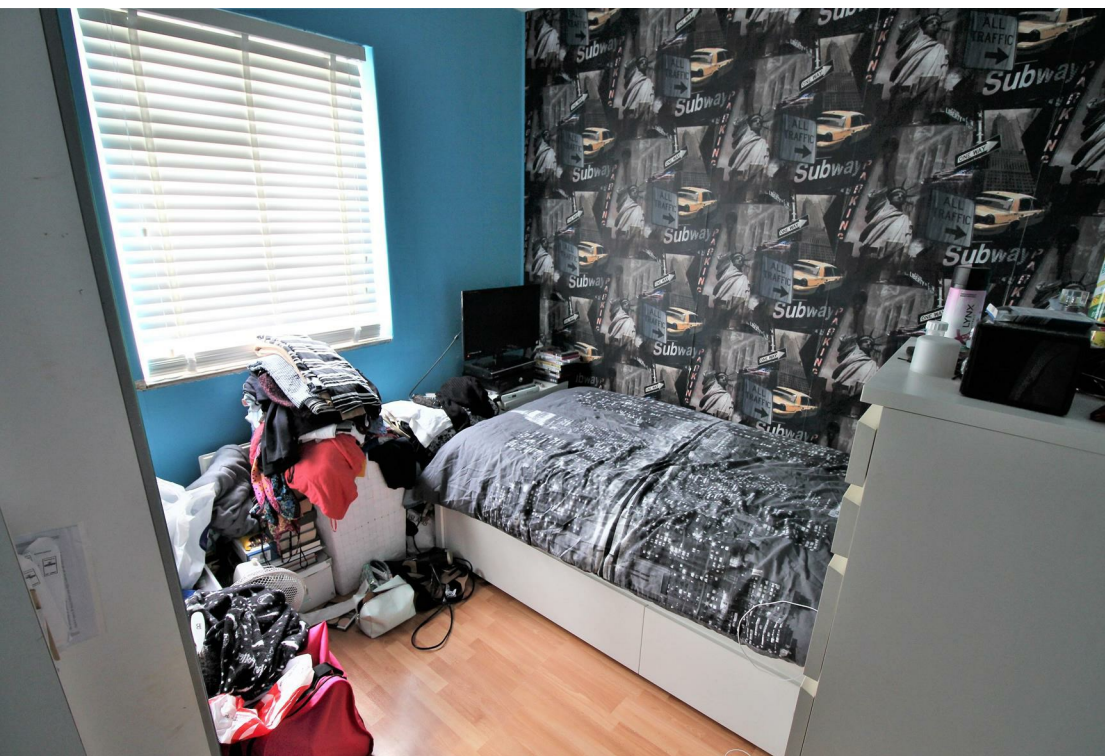
## FRONT GARDEN

With hard standing providing off road parking for two vehicles.

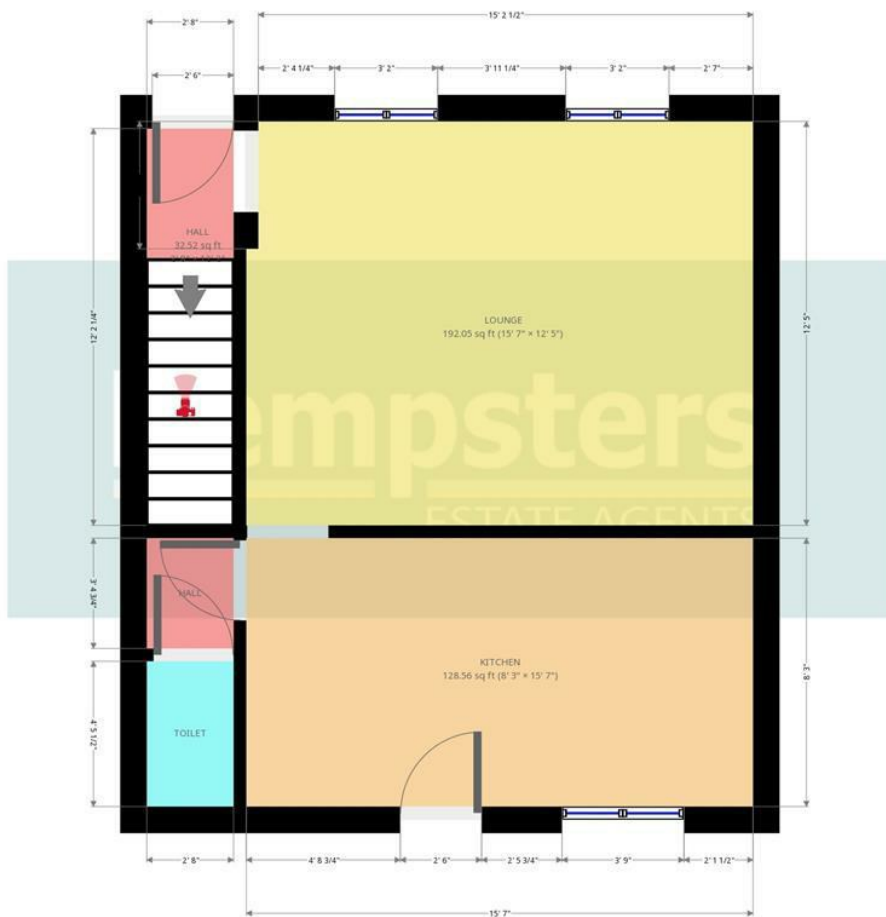




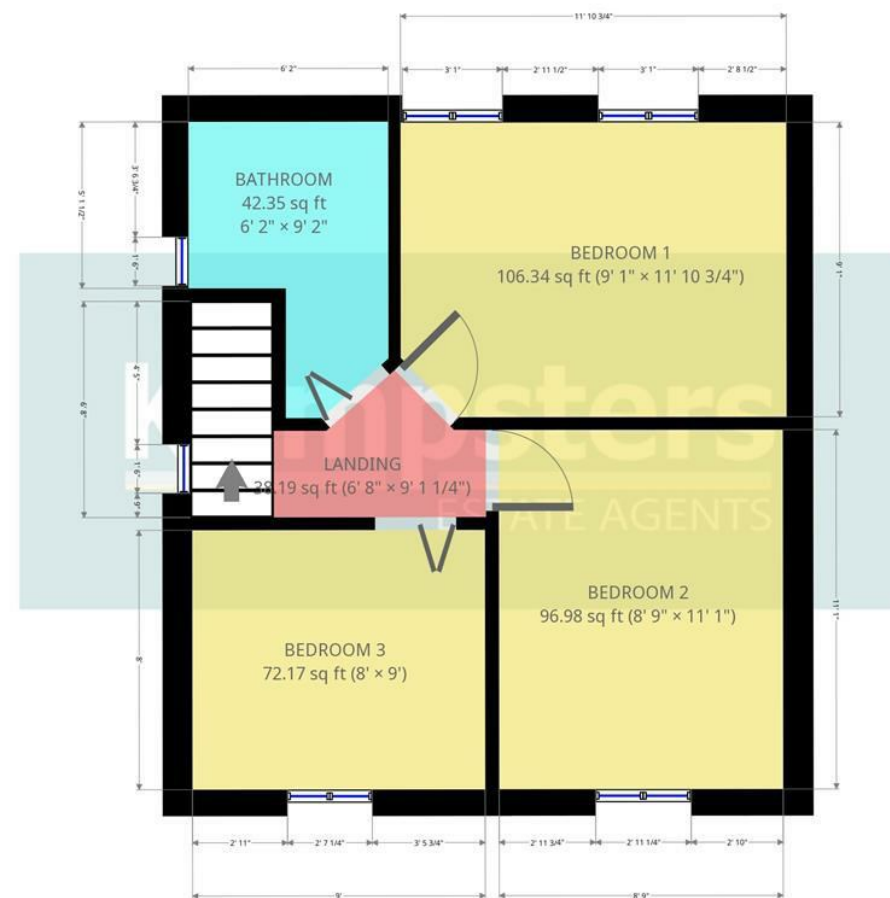








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