



**Kempsters**  
ESTATE AGENTS

126 Bridge Road  
Grays RM17 6DA



Offers in the region  
**£330,000**



**This spacious three double bedroomed character house is situated within easy walking distance of Grays town centre and is offered with no onward chain. Features include a large lounge/diner, kitchen, four piece bathroom, loft room and double garage at rear.**



- Lounge/Diner 27'8 x 14'10
- Kitchen 15'6 x 7'2
- Ground Floor Cloakroom
- Bedroom One 15' x 10'9
- Bedroom Two 12'8 x 11'11
- Bedroom Three 12'6 x 12'
- Four Piece Bathroom 12'5 x 9'3
- Loft Room 16'1 max x 14' max
- Rear Garden approx 24' (plus garage)
- Double Width Garage



### ENTRANCE HALL

Coved and smooth plastered ceiling, stairs down to lower floor and up to second floor, radiator, laminate floor.

### BEDROOM ONE

15' x 10'9 (4.57m' x 3.05m'2.74m)

Double glazed bay window to front, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

### BATHROOM

12'5<15'5 x 9'3 (3.66m'1.52m<4.57m'1.52m x 2.74m'0.91m)

Opaque double glazed window to rear, coved and smooth plastered ceiling, suite comprising free standing bath, pedestal wash hand basin, low flush wc and shower cubicle, built-in storage cupboard, radiator, partly tiled walls, tiled floor.

### LOUNGE/DINER

27'8 x 14'10 (8.23m'2.44m x 4.27m'3.05m)

Double glazed bay window to front, double glazed patio doors lead to rear garden, feature cast iron fireplace, two radiators, power points, stained floorboards.

### KITCHEN

15'6 x 7'2 (4.57m'1.83m x 2.13m'0.61m)

Double glazed window to side, coved and smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven and hob, space for washing machine, space for fridge/freezer, concealed gas central heating boiler, radiator, power points, tiled floor.

### LOBBY

Door to side leading to rear garden, coved and smooth plastered ceiling, radiator, tiled walls, tiled floor.

### CLOAKROOM

Opaque double glazed window to rear, coved and smooth plastered ceiling, suite comprising wash hand basin and low flush wc, radiator, tiled walls, tiled floor.

### SMALL SECOND FLOOR LANDING

Coved and smooth plastered ceiling, fitted carpet.



### BEDROOM TWO

12'8 x 11'11 (3.66m'2.44m x 3.35m'3.35m)

Two double glazed windows to front, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

### BEDROOM THREE

12'6 x 12' (3.66m'1.83m x 3.66m')

Double glazed window to rear, coved and smooth plastered ceiling, access to loft room via ladder, two large built-in storage cupboards, radiator, power points, fitted carpet.

### LOFT ROOM

Double glazed sky light window to rear, coved and smooth plastered ceiling, radiator, power point.

### REAR GARDEN

in excess of 24' (plus garage) (in excess of 7.32m' (plus garage))

Laid with decorative stone.

### DOUBLE WIDTH GARAGE

Accessed via rear vehicular access.

### FRONT GARDEN

Brick Paved with wall surround.





DON'T WORRY BE HAPPY  
DREAM BIG  
BRING ME  
SUNSHINE  
HAPPINESS  
IS A WAY OF LIFE  
THE BEST THINGS  
IN LIFE ARE FREE

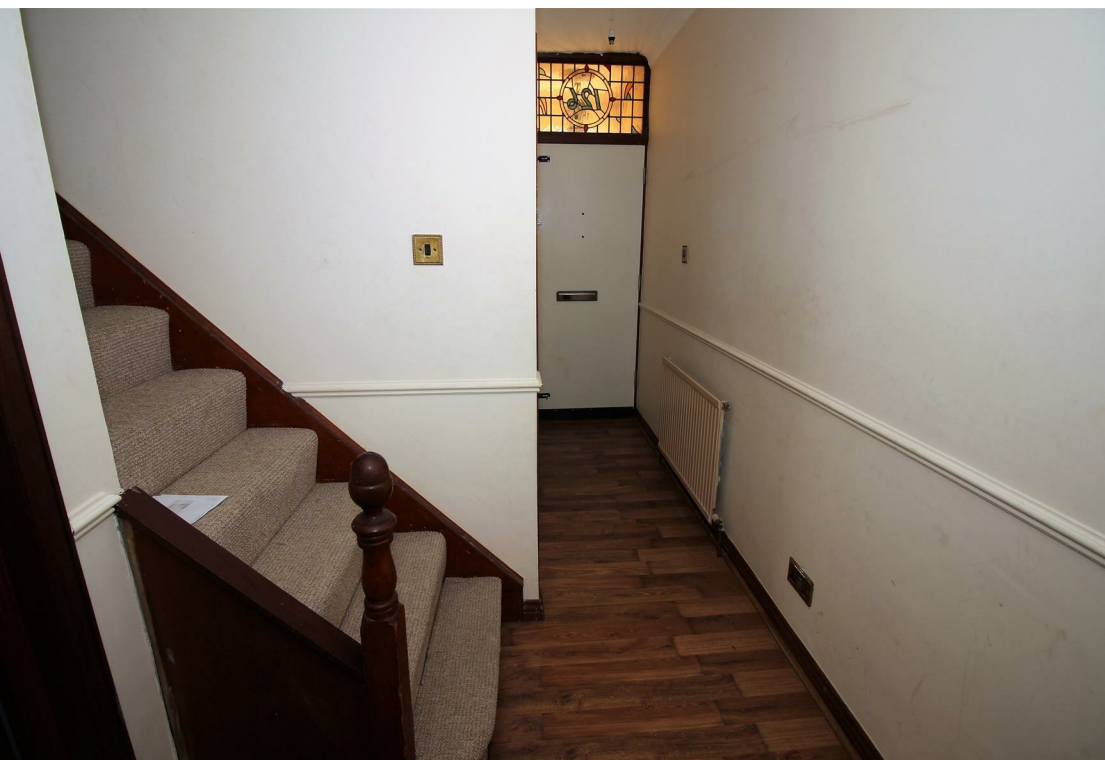














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Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy. Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown.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

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