



**Kempsters**  
ESTATE AGENTS

133 Curling Lane  
Badgers Dene Grays RM17 5JJ

1 1 1

Asking price  
**£180,000**



**This one bedroomed ground floor flat is situated in a popular location within walking distance of Grays town centre. Features include an unoverlooked rear garden lounge, kitchen, double bedroom, shower room, allocated parking space plus no onward chain.**



- Lounge 12'6 x 12'5
- Kitchen 13'6 x 5'7
- Bedroom 13'2 x 8'8 reducing to 4'6
- Shower room 6'7 x 5'0
- Unoverlooked rear garden
- Allocated parking space
- No onward chain



### ENTRANCE PORCH

Double glazed windows to front, textured ceiling, fitted carpet. Multi panel door leads to:

### LOUNGE

12'6 x 12'5 (3.81m x 3.78m )

Double glazed window to front, textured ceiling, storage heater, power points, fitted carpet.

### INNER HALLWAY

Textured ceiling, large built-in storage/airing cupboard, power point, fitted carpet.

### KITCHEN

13'6 x 5'7 (4.11m x 1.70m )

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, integrated oven, hob and fitted extractor above, space for washing machine and tumble dryer, part tiling to two walls, wall mounted electric heater, power points, vinyl floor covering.

### BEDROOM

13'2 x 8'8 reducing to 4'6 (4.01m x 2.64m reducing to 1.37m )

Double glazed window to rear, textured ceiling, fitted double wardrobe with mirrored doors, storage heater, power points, fitted carpet.

### SHOWER ROOM

6'7 x 5'0 (2.01m x 1.52m )

Opaque double glazed window to side, textured ceiling, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush wc, wall mounted electric heater, tiling to two walls, fitted carpet.

### UNOVERLOOKED REAR GARDEN

Laid to lawn with fence surround, timber shed.

### FRONT GARDEN

Laid to lawn.



### PARKING

Allocated parking space in nearby bay.

### LEASE DETAILS

There are approximately 968 years remaining on the lease.

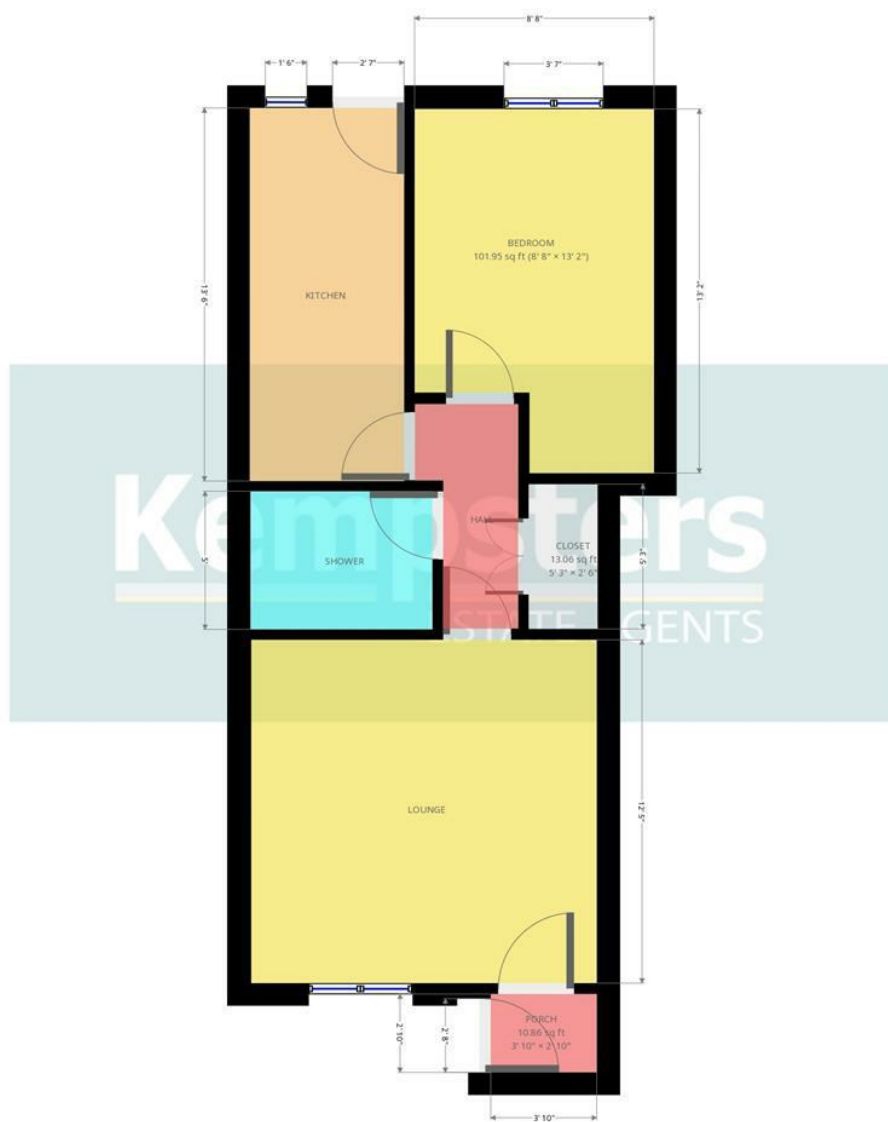
There are no service charges or ground rent











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37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: sales@kempsters.com

