



This well presented three bedroomed semi detached house is situated in a popular location within easy reach of Grays town centre. Features include a nicely fitted kitchen, bright lounge/diner, stylish bathroom, approx 48' rear garden plus ample parking.



- Lounge/diner 16'8 x 11'2
- Fitted kitchen 9'5 x 9'1
- Ground floor cloakroom
- Bedroom one 13'11 x 7'7<9'0
- Bedroom two 12' x 9'
- Bedroom three 10'3 x 8'9>4'11
- Stylish bathroom
- Rear garden approx 48'
- Own driveway providing off road parking

ENTRANCE HALL

Smooth plastered ceiling, access to first floor, built-in under stairs storage cupboard, radiator, laminate floor.

GROUND FLOOR CLOAKROOM

Smooth plastered ceiling, suite comprising pedestal wash hand basin and low flush wc, radiator, tile effect laminate floor.

KITCHEN

9'5 x 9'1 (2.74m'1.52m x 2.74m'0.30m)

Double glazed window to front, 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 and dishwasher, space for fridge/freezer, tile effect laminate floor.

LOUNGE/DINER

16'8 x 11'2 (4.88m'2.44m x 3.35m'0.61m)

Double glazed window and double glazed French doors lead to rear garden, smooth plastered ceiling, radiator, laminate floor.

FIRST FLOOR LANDING

Smooth plastered ceiling, built-in storage cupboard, fitted carpet.

BEDROOM ONE

13'11 x 7'7<9'0 (3.96m'3.35m x 2.13m'2.13m<2.74m)

Double glazed window to rear, smooth plastered ceiling, radiator, fitted carpet.

BEDROOM TWO

12' x 9' (3.66m' x 2.74m')

Double glazed window to front, smooth plastered ceiling, radiator, fitted carpet.

BEDROOM THREE

10'3 x 8'9 reducing to 4'11 (3.05m'0.91m x 2.44m'2.74m reducing to 1.22m'3.35m)

Double glazed window to front, smooth plastered ceiling, radiator, fitted carpet.



BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling, suite comprising bath, pedestal wash hand basin and low flush wc.

Paved pathway and shrub bed.

REAR GARDEN

48' (14.63m')

Small patio area, remainder laid to lawn with fence surround.

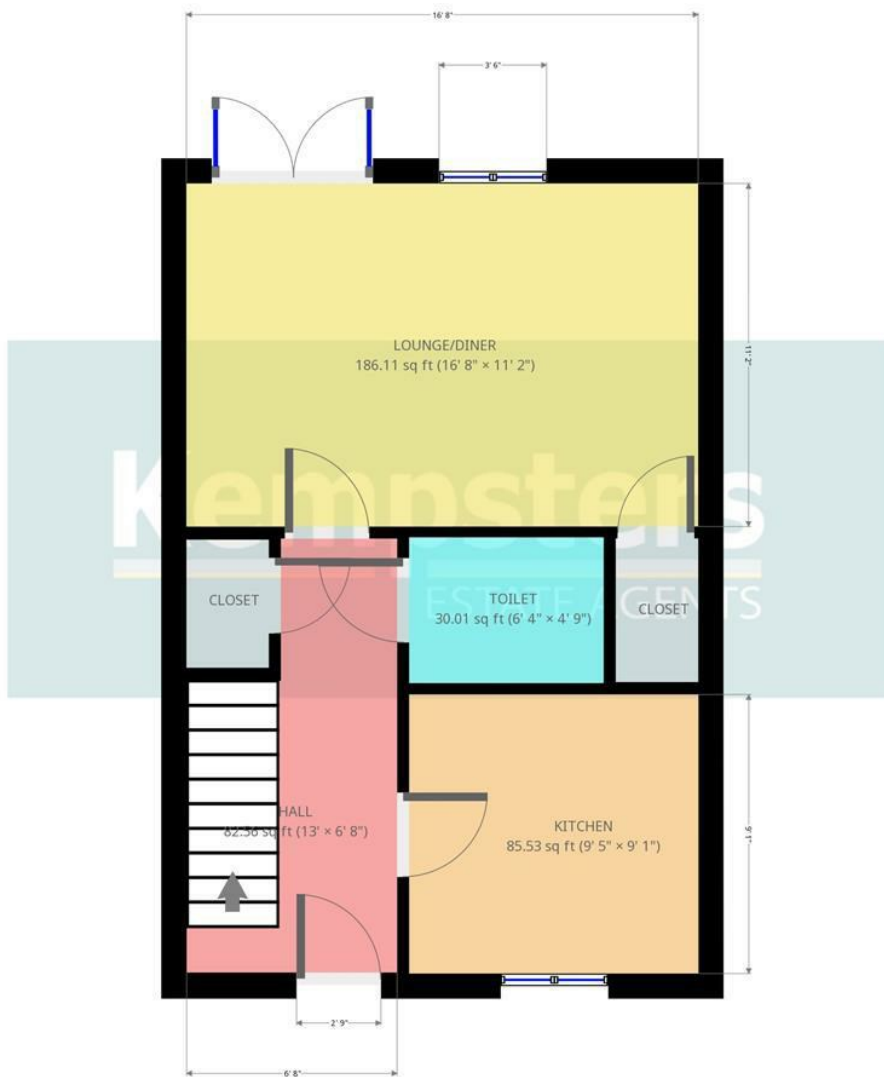
OWN DRIVEWAY

Providing off road parking for two vehicles.

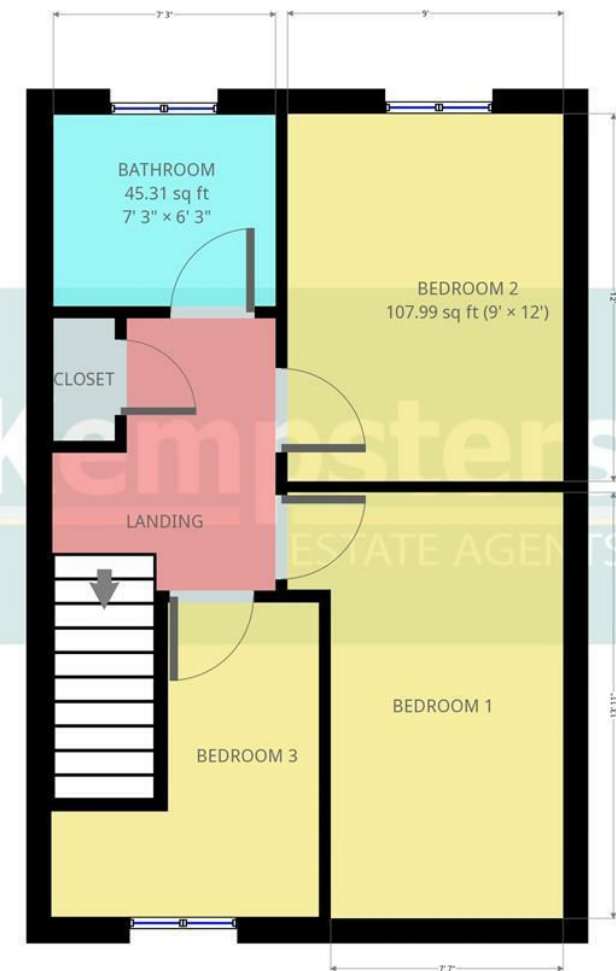
SMALL FRONT GARDEN







Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation...



Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation...

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.

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>86</div> <div>86</div>			<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>90</div> <div>90</div>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Energy & Wales	EU Directive		England & Wales	EU Directive	