



This outstanding two double bedroomed end of terrace house is just a short walk from Grays town centre and the c2c rail station. The property has been maintained to a high standard throughout and features include a lounge/diner, fitted kitchen, stylish bathroom, approx 30' rear garden plus allocated parking space.



- Lounge/diner 16'10 x 13'>9'6
- Fitted kitchen 11'9 x 5'11
- Ground floor cloakroom
- Bedroom one 13' x 11'3>8'7
- Bedroom two 13' x 7'<8'8
- Stylish bathroom
- West facing rear garden approx 30'
- Allocated parking space
- Electric central heating

ENTRANCE HALLWAY

Smooth plastered ceiling, access to first floor, radiator, power points, oak flooring.

GROUND FLOOR CLOAKROOM

Opaque double glazed window to front, smooth plastered ceiling, suite comprising wash hand basin and low flush wc, radiator, vinyl floor covering.

KITCHEN

11'9 x 5'11 (3.58m x 1.80m)

Double glazed window to front, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob, canopy with extractor, washing machine and fridge/freezer, radiator, power points, oak flooring.

LOUNGE/DINER

16'10 x 13' reducing to 9'6 (5.13m x 3.96m reducing to 2.90m)

Double glazed patio doors lead to rear garden, smooth plastered ceiling, built-in under stairs storage cupboard, two radiators, power points, oak flooring.

FIRST FLOOR LANDING

Smooth plastered ceiling, access to loft space, large built-in airing cupboard housing electric central heating boiler, fitted carpet.

BEDROOM ONE

13' x 11'3 reducing to 8'7 (3.96m x 3.43m reducing to 2.62m)

Double glazed window to rear, smooth plastered ceiling, fitted double wardrobe with mirrored doors, radiator, power points, fitted carpet.

BEDROOM TWO

13' x 7'10<8'8 (3.96m x 2.39m<2.64m)

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



BATHROOM

Smooth plastered ceiling with inset spotlights, extractor fan, suite comprising bath with independent shower unit above, wash hand basin and low flush wc, part tiling to three walls, shaver point, heated towel rail, vinyl floor covering.

WEST FACING REAR GARDEN

in excess of 30' (in excess of 9.14m)

Small patio area, remainder laid to lawn, shrub bed at rear, timber shed. Side pedestrian access leads to front.

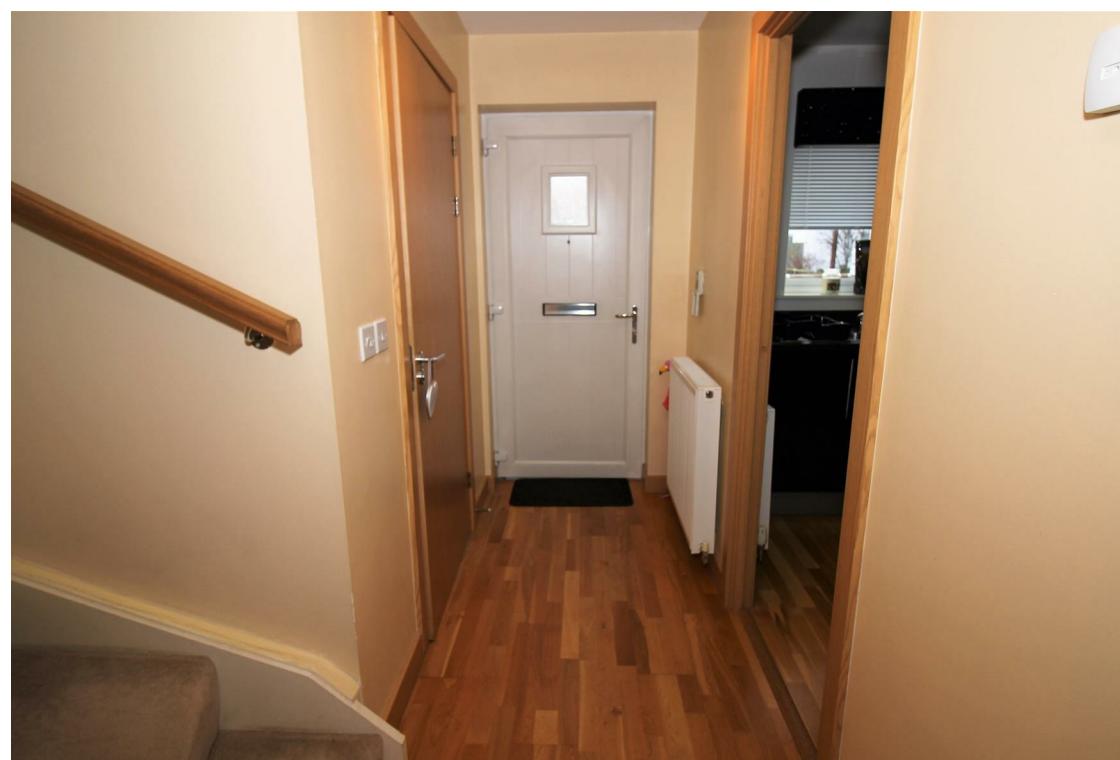
PARKING SPACE

Allocated parking space in nearby bay.

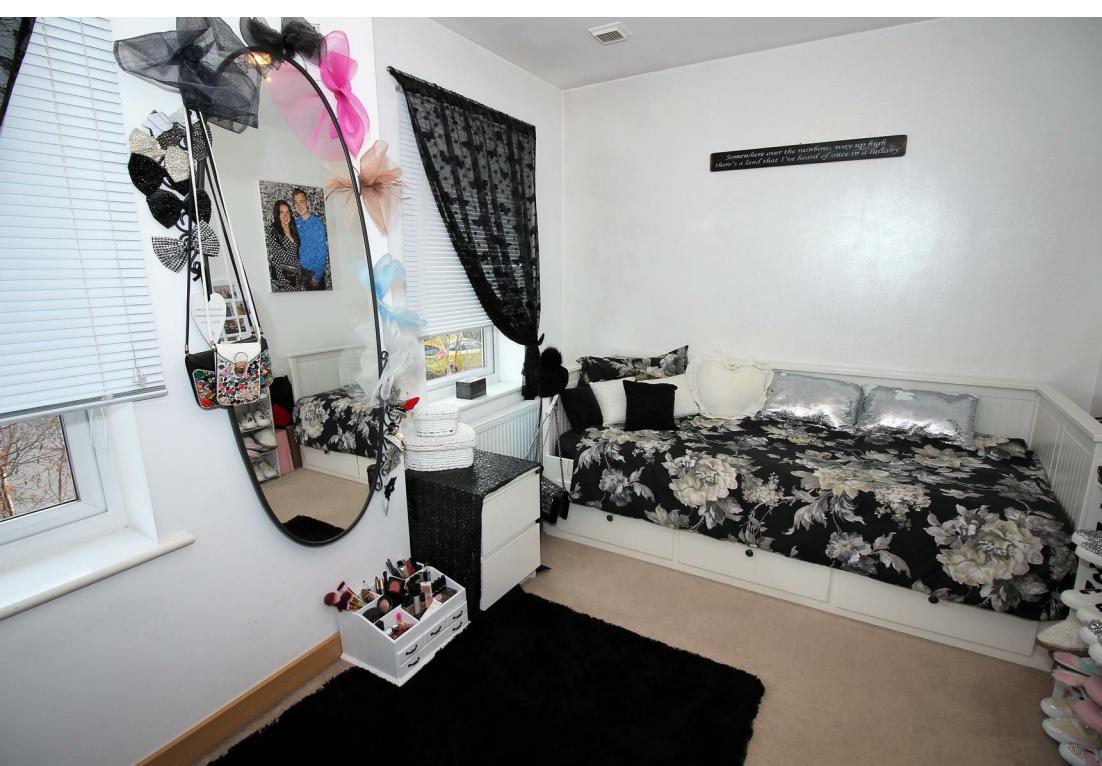
SERVICE CHARGE

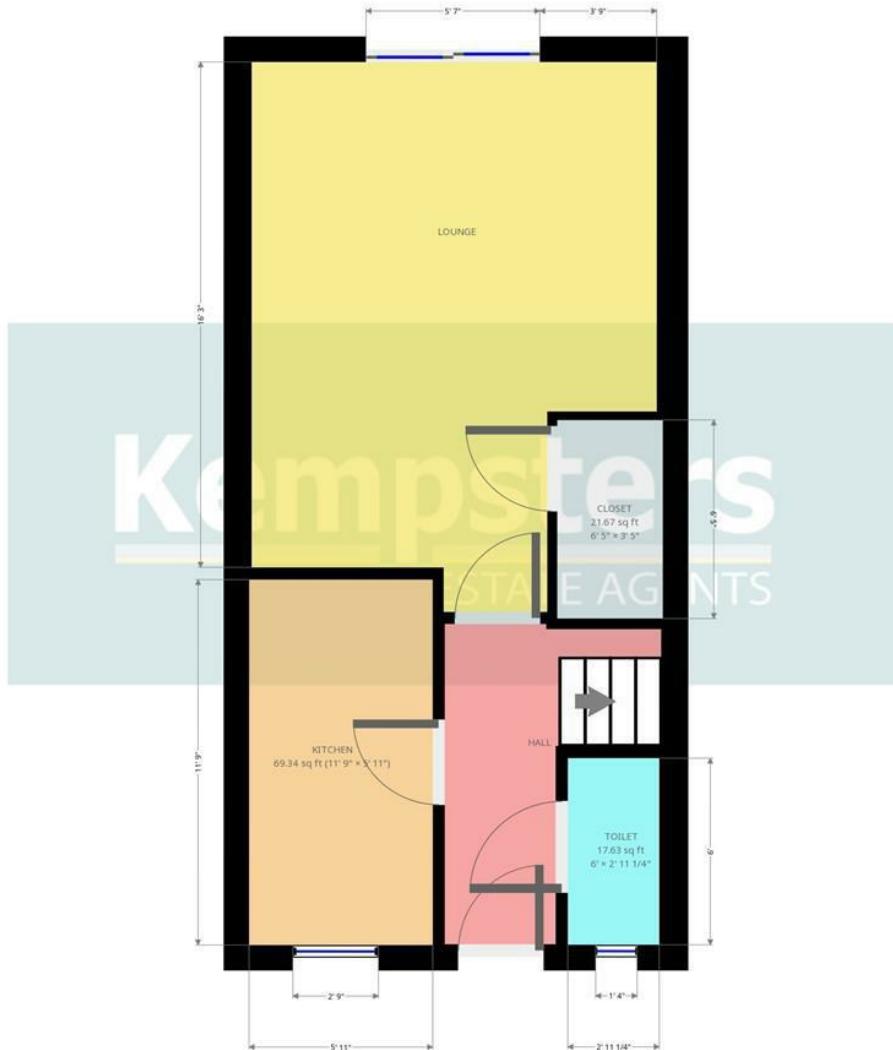
Approximately £230 per annum for maintenance of communal areas



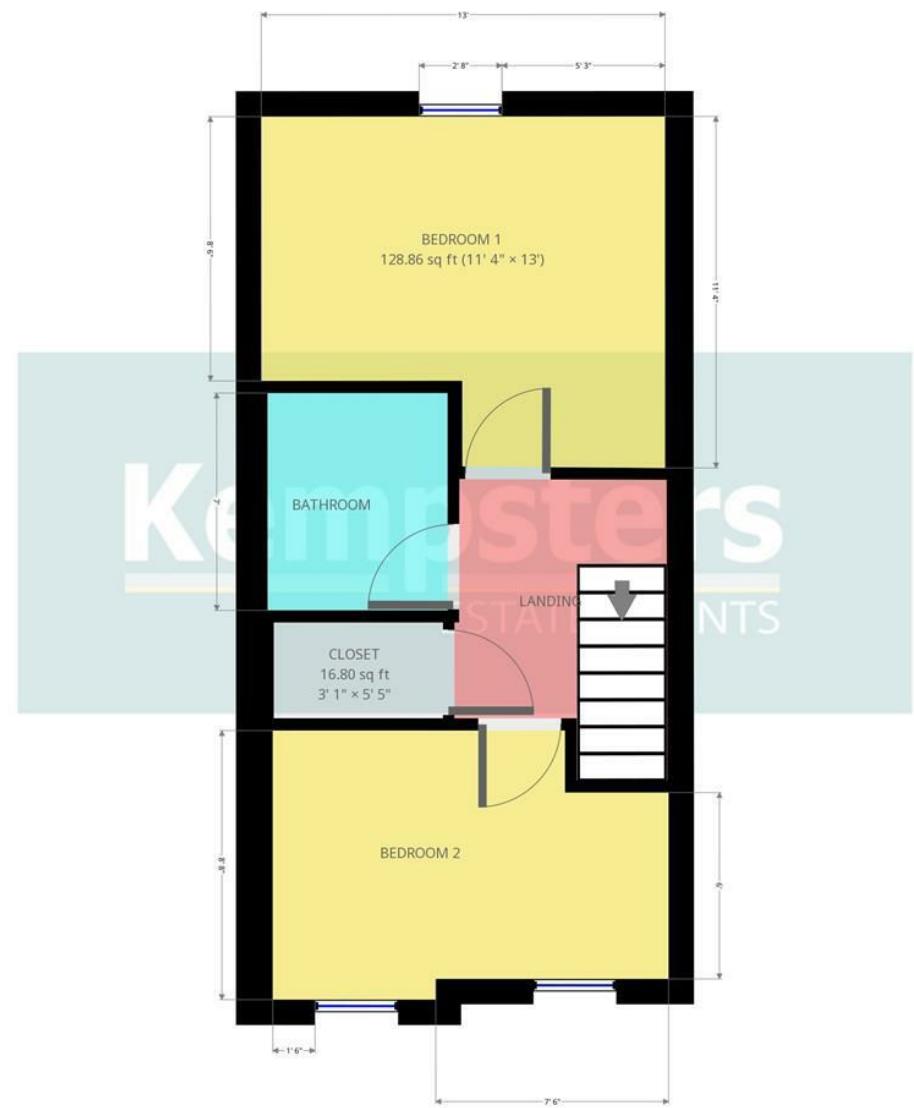








Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [A+ plus] A	80	Very environmentally friendly - lower CO ₂ emissions [A+ plus] A	82
[B+ plus] B	80	[B+ plus] B	82
[C+ plus] C	80	[C+ plus] C	82
[D+ plus] D	80	[D+ plus] D	82
[E+ plus] E	80	[E+ plus] E	82
[F+ plus] F	80	[F+ plus] F	82
[G+ plus] G	80	[G+ plus] G	82
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	