



Kempsters
ESTATE AGENTS

26 Clarkebourne Drive
Little Thurrock Grays RM17 6ET

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Offers in the region
£325,000

This lovely three bedroomed semi detached house is situated in a popular location within easy walking distance of Grays town centre, c2c station and local schools. The property has a really 'homely' feel and features include a through lounge/diner, fitted kitchen, approx 85' west facing rear garden plus garage and further potential for parking.



- Lounge/diner 24'1 x 10'9>8'8
- Fitted kitchen 11'9 x 8'2>5'6
- Bedroom one 12'7 x 10'9
- Bedroom two 11'1 x 10'9
- Bedroom three 8'11 x 6'2
- Family bathroom
- Sunny west facing rear garden approx 85'
- Garage
- Potential for further off road parking



ENTRANCE PORCH

Double glazed sliding door with matching side window, fitted carpet. Door with opaque double glazed inserts leads to:

ENTRANCE HALL

Textured ceiling, access to first floor, built-in under stairs storage cupboard, radiator, power point, fitted carpet.

LOUNGE/DINER

24'1 x 10'9 reducing to 8'8 (7.34m x 3.28m reducing to 2.64m)

Double glazed window to front, double glazed patio doors lead to rear garden, textured ceiling, feature fireplace with inset coal effect fire, two radiators, power points, fitted carpet.

KITCHEN

11'9 x 8'2 reducing to 5'6 (3.58m x 2.49m reducing to 1.68m)

Double glazed window to side, double glazed door leads to rear garden, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for gas cooker, space for fridge, freezer and washing machine, floor standing boiler, partly tiled walls, power points, tiled floor.

FIRST FLOOR LANDING

Double glazed window to side, textured ceiling, access to loft space, fitted carpet.

BEDROOM ONE

12'7 x 10'9 (3.84m x 3.28m)

Double glazed window to front, radiator, power points, fitted carpet.

BEDROOM TWO

11'1 x 10'9 (3.38m x 3.28m)

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



BEDROOM THREE

8'11 x 6'2 (2.72m x 1.88m)

Double glazed window to front, radiator, power points, fitted carpet.

BATHROOM

Opaque double glazed window to rear, suite comprising bath with independent shower unit above, wash hand basin and low flush wc, tiled walls, extractor fan, radiator, vinyl floor tiles.

SUNNY WEST FACING REAR GARDEN

in excess of 85' (in excess of 25.91m)

Immediate patio area, lawn area with flower and shrub border, brick paved area at rear, storage shed, outside tap. Side access leads to:

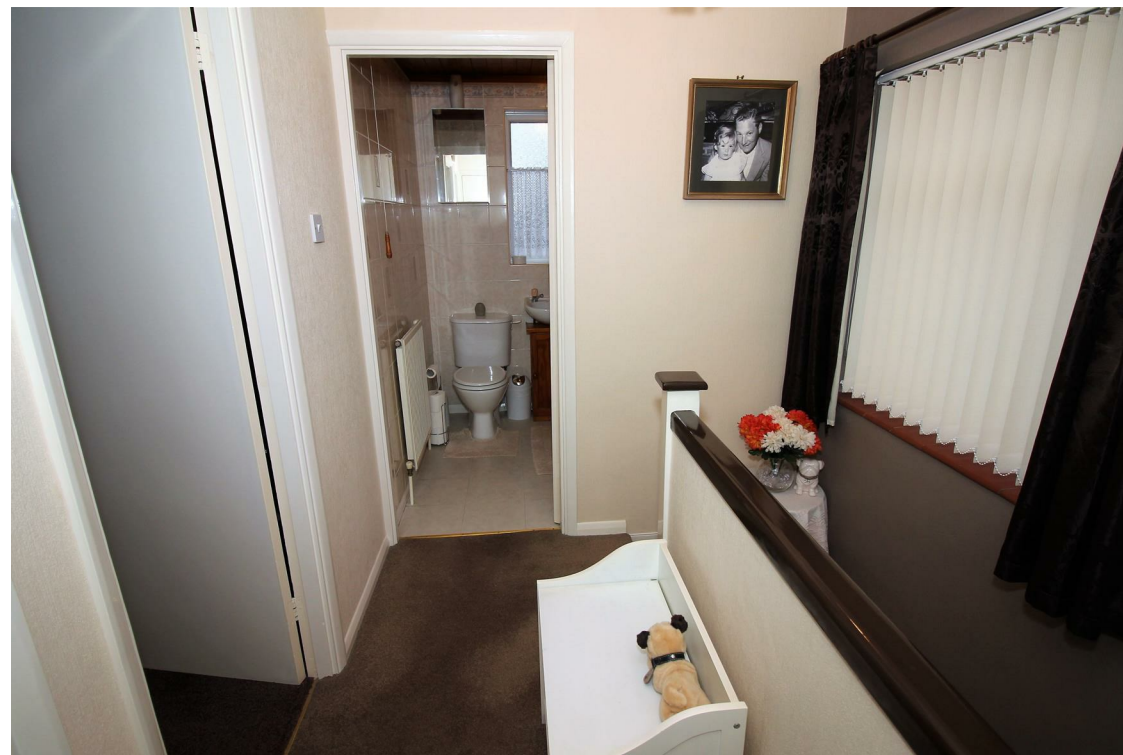
FRONT GARDEN

Laid to lawn with flower borders. Potential for creating a parking area (subject to fitting a dropped kerb).

GARAGE

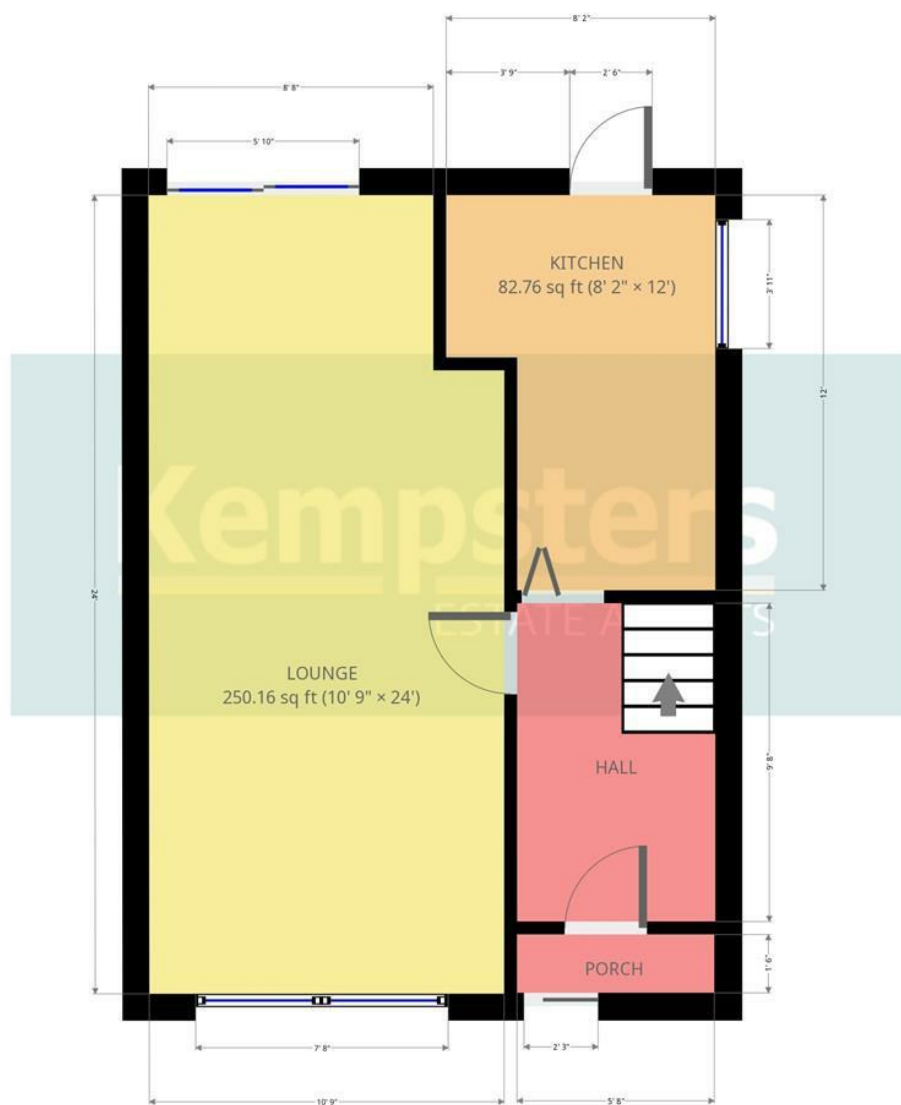
Approached via shared driveway.



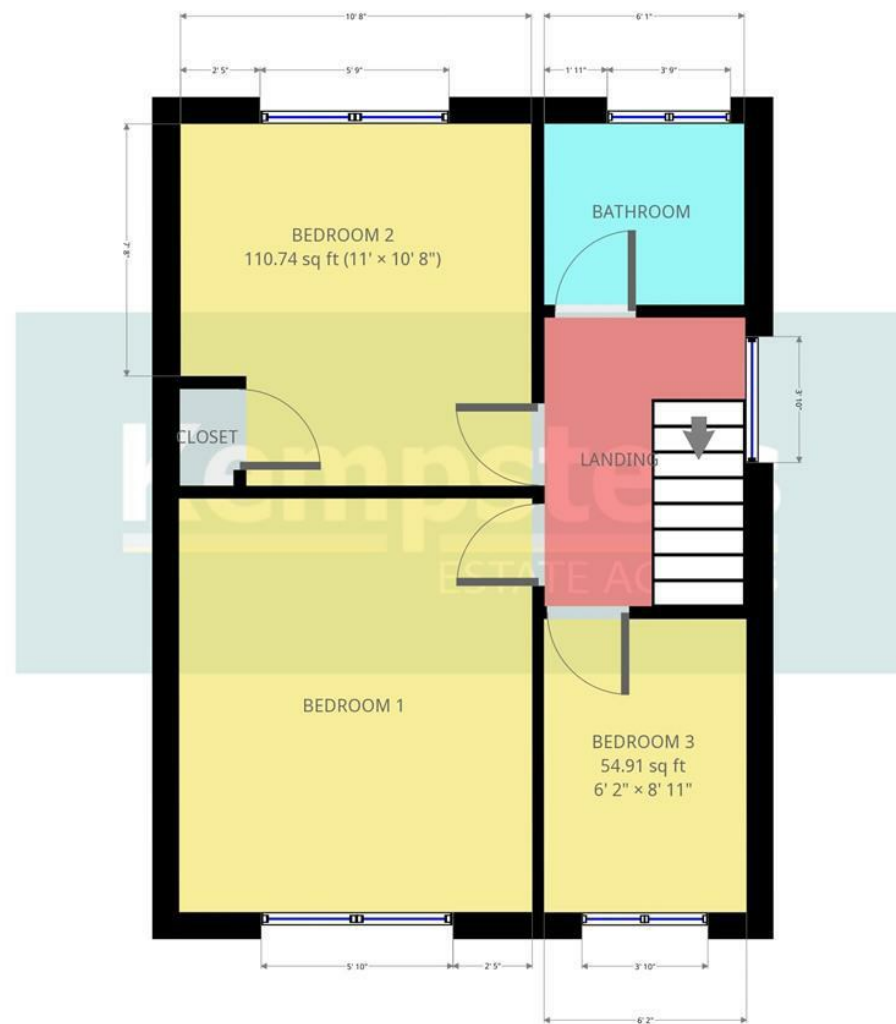








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