



Kempsters
ESTATE AGENTS

121 Curling Lane
Badgers Dene Grays RM17 5JJ

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Offers in excess of
£262,000

This well presented two bedroomed house is situated in a popular and convenient location within easy walking distance of Grays town centre. Features include a bright lounge, fitted kitchen/breakfast room, unoverlooked 55' rear garden plus off road parking.



- Lounge 14' x 12'8
- Fitted kitchen/breakfast room 12'8 x 9'3
- Bedroom one 12'8 x 10'1
- Bedroom two 12'8 x 6'8
- Stylish bathroom
- Unoverlooked rear garden approx 55'
- Two parking spaces in nearby bay

ENTRANCE

Door leads to:

LOUNGE

14' x 12'8 (4.27m x 3.86m)

Double glazed window to front, coved and textured ceiling, access to first floor, fitted meter cupboards, radiator, power points, laminate floor.

KITCHEN/BREAKFAST ROOM

12'8 x 9'3 (3.86m x 2.82m)

Double glazed window and half double glazed door lead to rear garden, coved and textured ceiling, range of base and eye level units with rolled edge work surfaces, inset single drainer sink unit, integrated oven and hob, space for washing machine and fridge/freezer, wall mounted gas central heating boiler, radiator, power points, laminate floor.

FIRST FLOOR LANDING

Textured ceiling, access to loft space, power point, fitted carpet.

BEDROOM ONE

12'8 x 10'1 (3.86m x 3.07m)

Double glazed window to front, textured ceiling, fitted triple wardrobe, built-in airing cupboard, radiator, power points, fitted carpet.

BEDROOM TWO

12'8 x 6'8 (3.86m x 2.03m)

Double glazed window to rear, textured ceiling, radiator, power points, fitted carpet.

BATHROOM

Textured ceiling, suite comprising bath with independent shower unit above, pedestal wash hand basin and low flush wc, radiator, tile effect laminate floor.



TIERED AND UNOVERTLOOKED REAR GARDEN

in excess of 55' (in excess of 16.76m')

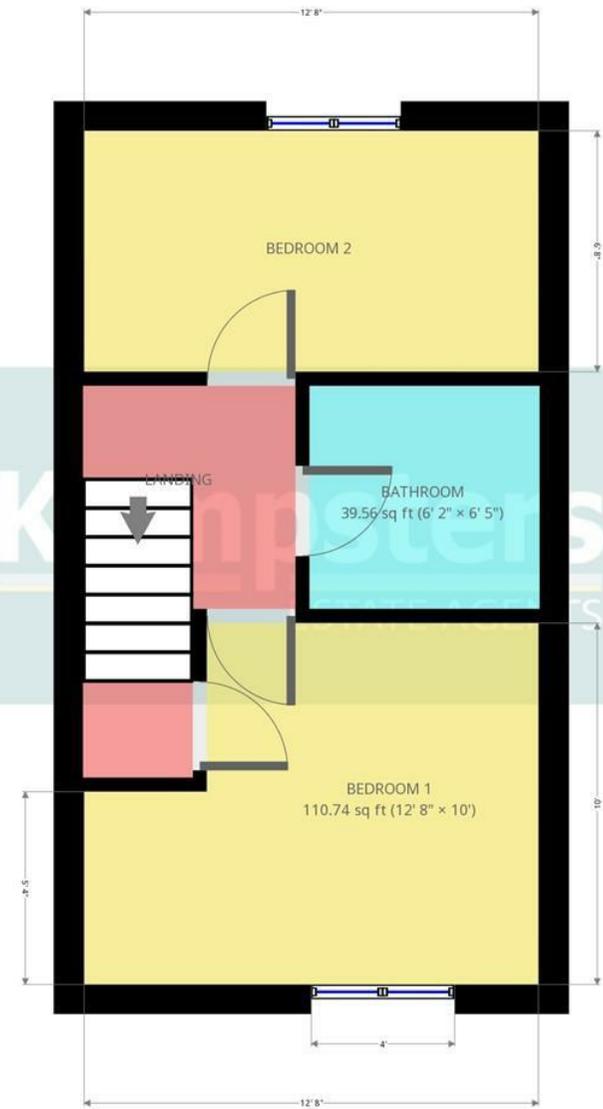
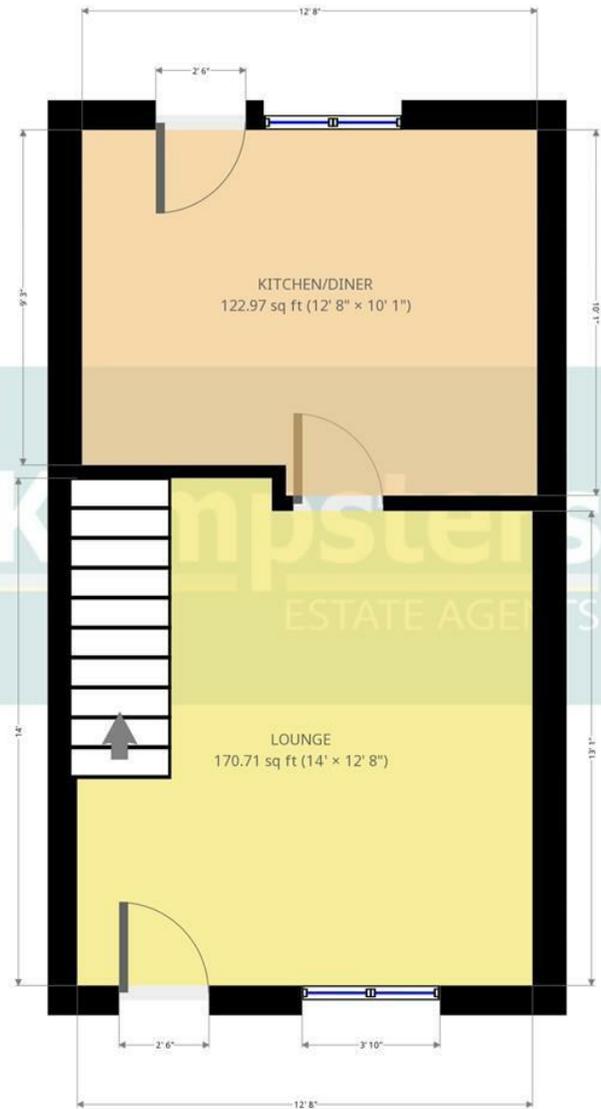
Immediate patio area with decorative stone border, gate leads to two further tiered areas with mature shrubs, outside tap.

PARKING

Two parking spaces in nearby bay.







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