



Kempsters
ESTATE AGENTS

42 Salisbury Road
Grays RM17 6DQ

 3  1  2

Guide price
£240,000

GUIDE PRICE £250,000-£260,000

This three bedroom mid terrace house is situated in a convenient location within easy walking distance of all local amenities and Grays town centre with C2C railway. Features include two receptions, kitchen, ground floor bathroom, good size bedrooms and approx 42' rear garden.



- Double Glazing & Central Heating
- Lounge 12' x 9'8
- Dining Room 12' x 9'11
- Kitchen 10'2 x 7'2
- Ground Floor Bathroom
- Separate Toilet
- Bedroom One 11'11 x 9'8
- Bedroom Two 9'11 x 9'3
- Bedroom Three 10' x 8' > 7'1
- Rear Garden approx 42' with Large Shed

ENTRANCE

Door leads to:

LOUNGE

12' x 9'8 (3.66m x 2.95m)

Double glazed window to front, feature cast iron fireplace, radiator, power points, fitted carpet.

LOBBY

Textured ceiling, access to first floor, carpet.

DINING ROOM

12' x 9'11 (3.66m x 3.02m)

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

KITCHEN

10'2 x 7'2 (3.10m x 2.18m)

Double glazed window and half opaque double glazed door to side, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for gas cooker, concealed extractor above, space for washing machine and fridge/freezer, wall mounted gas central heating boiler, power points, vinyl floor covering.

SECOND LOBBY

Vinyl floor covering, doors to bathroom and separate toilet.

SEPARATE WC

Opaque double glazed window to side, suite comprising wash hand basin and low flush wc, tiled walls, vinyl floor covering.

GROUND FLOOR BATHROOM

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

FIRST FLOOR LANDING

Access to loft space, power points, fitted carpet.

BEDROOM ONE

11'11 x 9'8 (3.63m x 2.95m)

Double glazed window to front, built-in wardrobe, feature cast iron fireplace, radiator, power points, fitted carpet.



BEDROOM TWO

9'11 x 9'3 (3.02m x 2.82m)

Double glazed window to rear, feature cast iron fireplace, radiator, power points, fitted carpet.

BEDROOM THREE

10' x 8' reducing to 7'1 (3.05m x 2.44m reducing to 2.16m)

Double glazed window to rear, feature cast iron fireplace, radiator, power points, fitted carpet.

REAR GARDEN

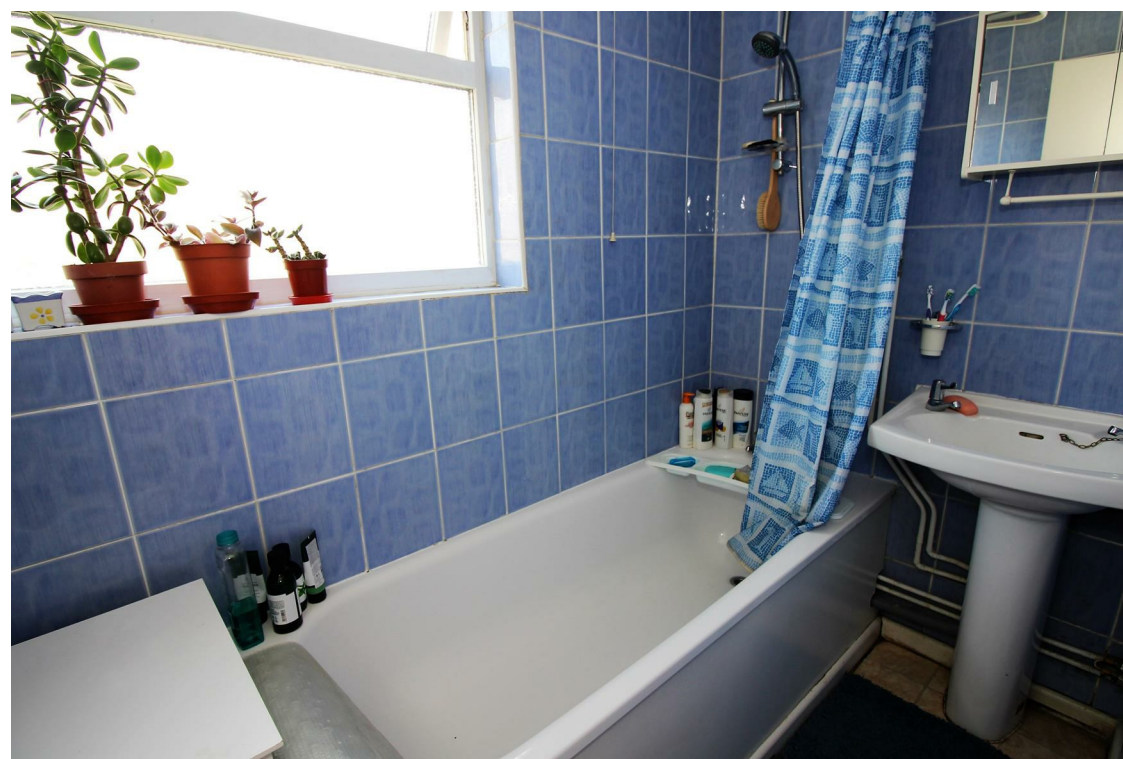
in excess of 42' (in excess of 12.80m')

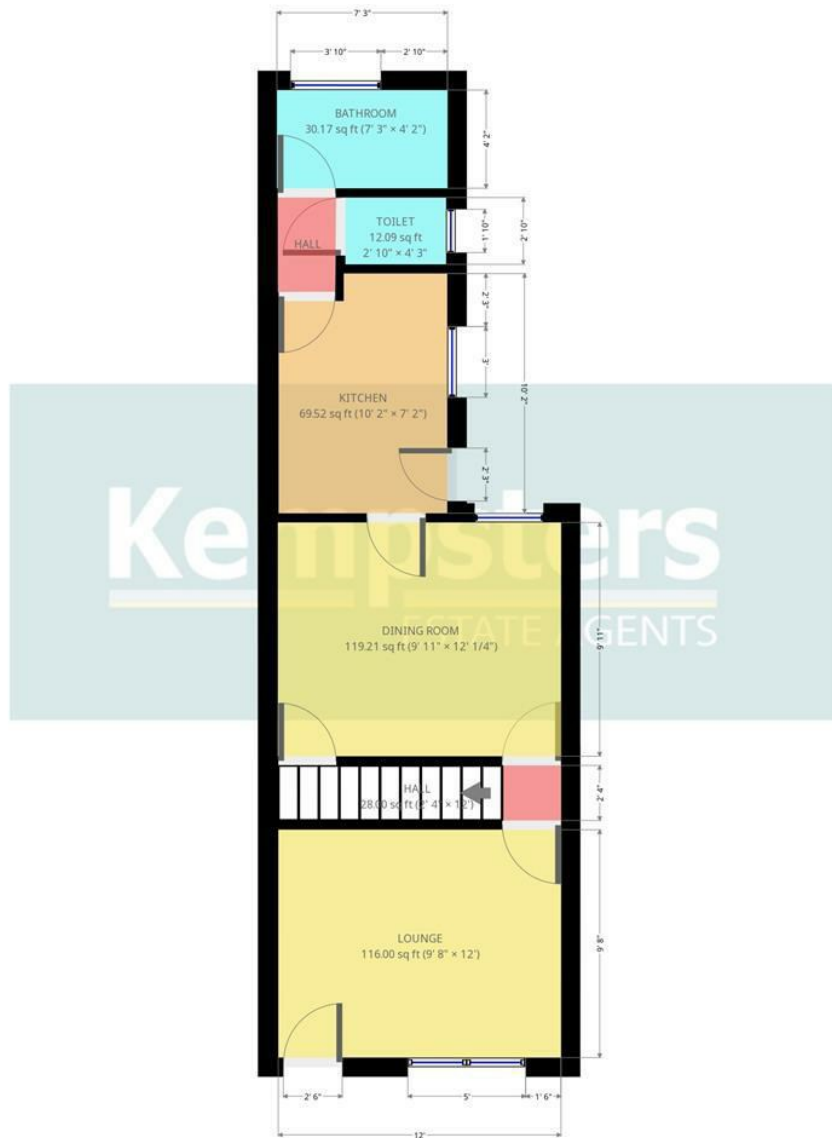
Concrete pathway, shrub and flower beds, outside tap, large shed, rear access.

FRONT GARDEN

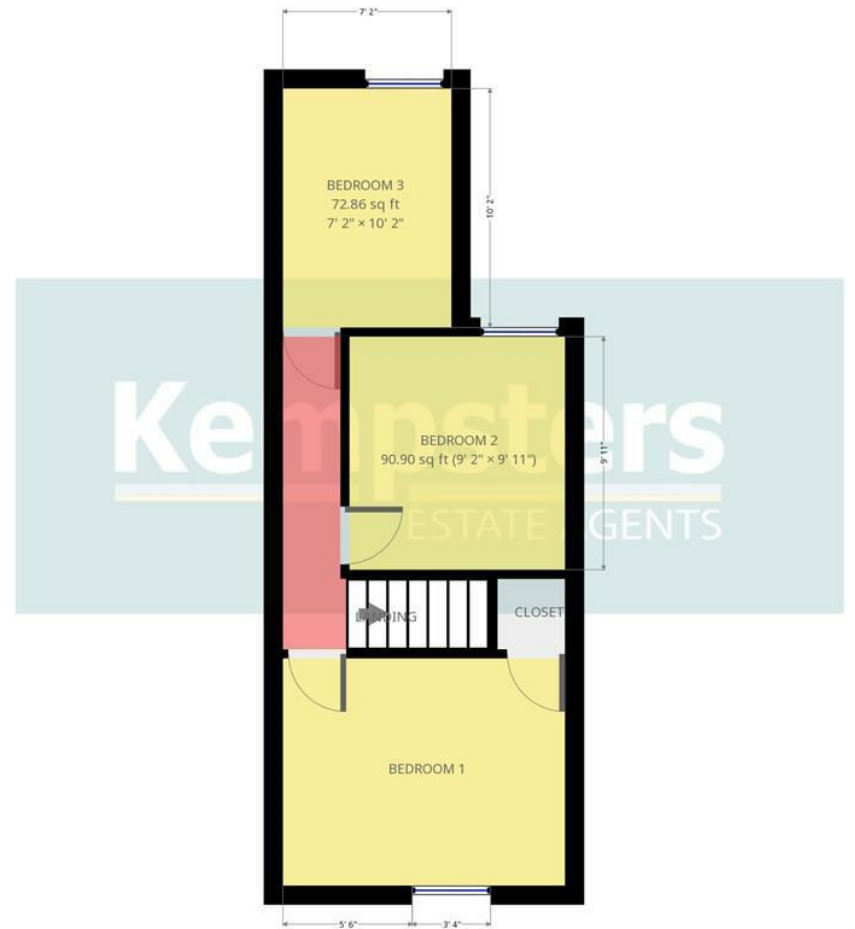
Mature flower beds, dwarf wall and wrought iron fence surround.







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 ...



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 ...

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

