



Kempsters
ESTATE AGENTS

11 Rectory Road
Little Thurrock Grays RM17 6BE

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Guide price
£300,000

GUIDE PRICE £300,000-£310,000. This well presented three bedroomed semi detached house is situated in a great location within easy walking distance of local shops, schools and Grays town centre. Features include a large kitchen/diner, lounge, stylish bathroom, approx 60' rear garden plus potential to provide off road parking in the front garden.



- Gas central heating
- Double glazing
- Lounge 13'4 x 12'3
- Kitchen/diner 18'9 x 11'9>7'9
- Bedroom one 13'5 x 10'10
- Bedroom two 12' x 11'4
- Bedroom three 7'1 x 6'11
- Stylish bathroom
- Rear garden approx 60'
- Potential for off road parking in the front garden

ENTRANCE HALL

Smooth plastered ceiling, access to first floor, under stairs storage cupboard, radiator, power points, laminate floor.

LOUNGE

13'4 x 12'3 (3.96m'1.22m x 3.66m'0.91m)

Double glazed half bay window to front, smooth plastered ceiling, picture rail, feature fireplace, radiator, power points, laminate floor.

KITCHEN/DINER

18'2 x 11'9 reducing to 7'9 (5.49m'0.61m x 3.35m'2.74m reducing to 2.13m'2.74m)

Double glazed window and double glazed patio doors lead to rear garden, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and canopy with extractor, space for fridge/freezer and washing machine, fitted cupboards with display cupboards above, radiator, power points, laminate floor.

FIRST FLOOR LANDING

Double glazed window to side, smooth plastered ceiling, access to loft space, fitted carpet,

BEDROOM ONE

13'5 x 10'10 (3.96m'1.52m x 3.05m'3.05m)

Double glazed half bay window to front, smooth plastered ceiling, fitted storage cupboard, radiator, power points, laminate floor.

BEDROOM TWO

12' x 11'4 (3.66m' x 3.35m,1.22m)

Double glazed window to rear, smooth plastered ceiling, picture rail, fitted airing cupboard, radiator, power points, laminate floor.



BEDROOM THREE

7'1 x 6'11 (2.13m'0.30m x 1.83m'3.35m)

Double glazed window to front, smooth plastered ceiling, picture rail, radiator, power points, laminate floor.

BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling, suite comprising bath with mixer tap and shower attachment, vanity unit with inset wash hand basin and low flush wc, tiled walls, laminate floor.

REAR GARDEN

in excess of 60' (in excess of 18.29m')

Immediate decking area, remainder laid to lawn with fence surround, timber shed, side access leads to:

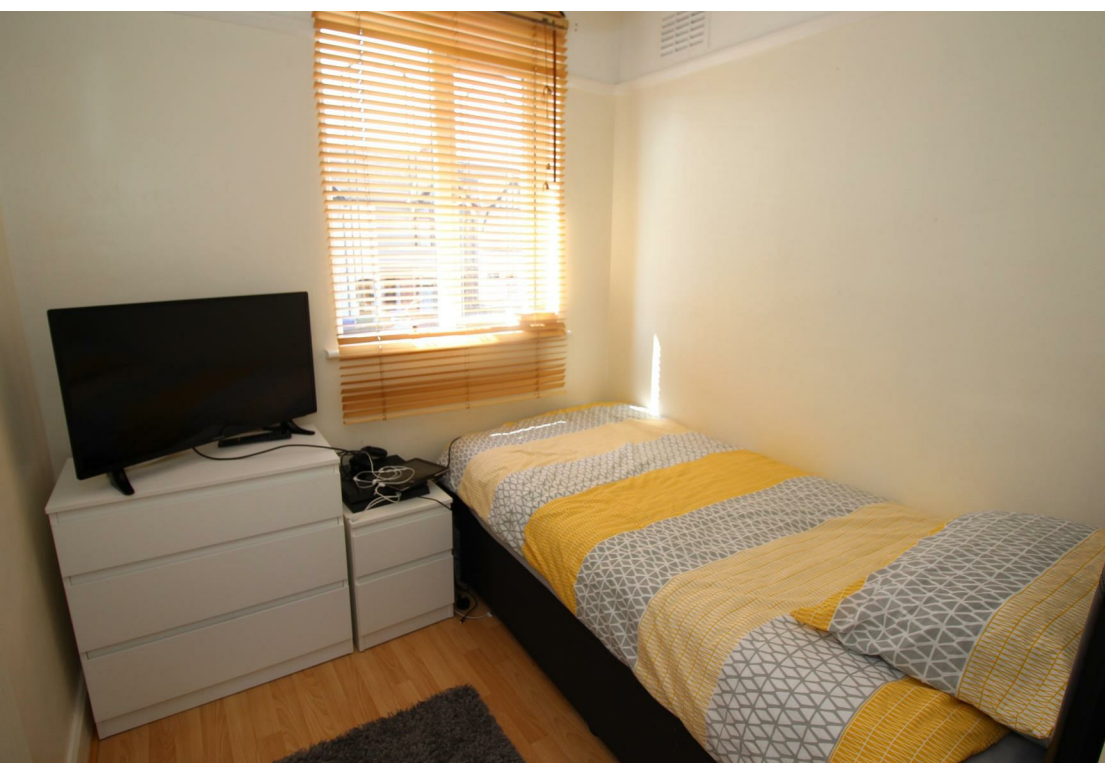
FRONT GARDEN

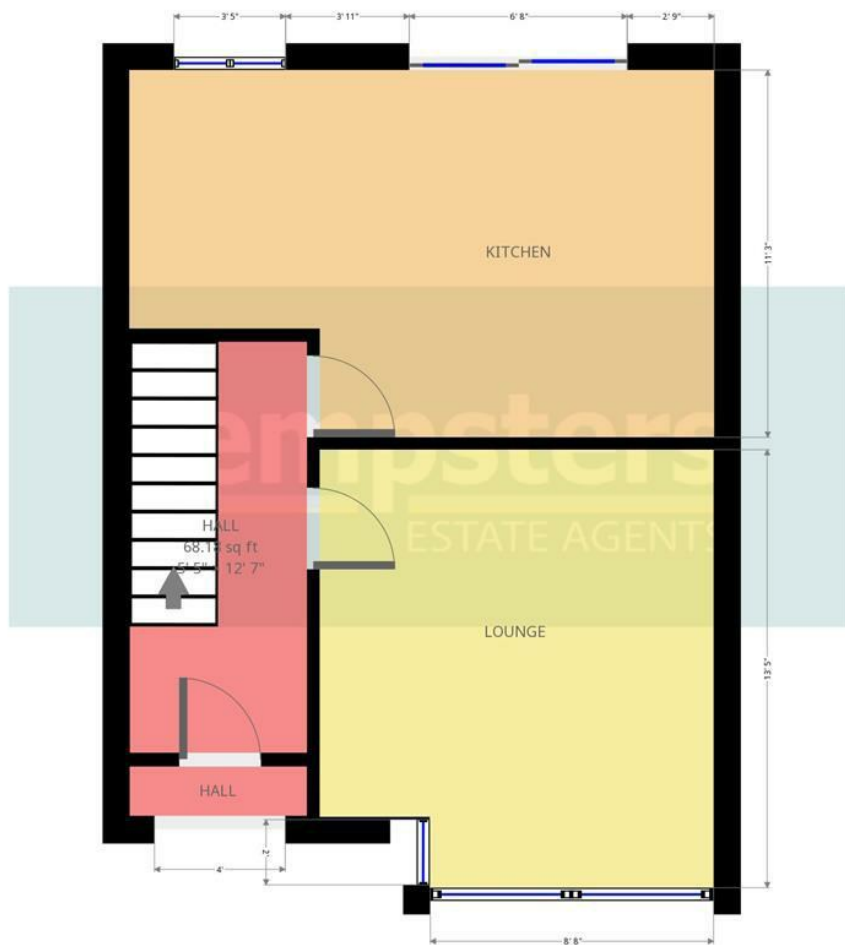
Lawn and concrete pathway, fence surround. Potential to provide off road parking.











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