



Kempsters
ESTATE AGENTS

13 Ward Avenue
Grays RM17 5RE

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Asking price
£400,000

This three bedroom detached house is situated in a great location within easy reach of local schools, town centre and c2c rail station. The property requires a fair degree of modernisation and is offered with no onward chain.



- Lounge 13'5 x 11'7
- Dining room 13'5 x 12'2
- Kitchen 10'5 x 10'
- Small utility. Ground floor cloakroom
- Study 10'11 x 6'
- First floor bathroom
- Sunny south facing rear garden approx 55' x 52'
- Garage and off road parking for several vehicles
- No onward chain



ENTRANCE PORCH

Two opaque glazed leaded windows to front, textured ceiling, picture rail. Partially glazed door with side window leads to:

ENTRANCE HALL

Access to first floor.

LOUNGE

13'5 x 11'7 (4.09m x 3.53m)

Double glazed window to rear, opaque glazed leaded window to front, textured ceiling, picture rail, radiator, power points.

DINING ROOM

13'5 x 12'2 (4.09m x 3.71m)

Double glazed square bay window to front, coved and textured ceiling, picture rail, two radiators, power points.

KITCHEN

10'5 x 10' (3.18m x 3.05m)

Double glazed window to rear, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob and concealed extractor, large walk-in larder cupboard with space for fridge/freezer and opaque double glazed window to side, radiator, power points, vinyl floor covering.

SMALL UTILITY ROOM

Opaque double glazed window to side, double glazed door leads to rear garden, space for washing machine and tumble dryer, power point, tiled floor.

GROUND FLOOR CLOAKROOM

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

STUDY

10'11 x 6' (3.33m x 1.83m)

Window to rear, wall mounted gas central heating boiler, power points.

FIRST FLOOR LANDING

Window to side, textured ceiling, access to loft space, built-in cupboard, power point.

BEDROOM ONE

14'1 (into bay) x 13'5 (4.29m (into bay) x 4.09m)

Double glazed square bay window to front, textured ceiling, picture rail, two radiators, power points.



BEDROOM TWO

13'6 x 11'7 (4.11m x 3.53m)

Double glazed windows to front and rear, textured ceiling, picture rail, radiator, power points.

BEDROOM THREE

7'11 x 7'11 (2.41m x 2.41m)

Double glazed window to rear, picture rail, radiator, power point.

BATHROOM

Opaque double glazed window to rear, textured ceiling, suite comprising bath with independent shower unit above, pedestal wash hand basin and low flush wc, wall mounted electric heater, tiled walls.

SOUTH FACING REAR GARDEN

in excess of 55' x in excess of 52' (in excess of 16.76m x in excess of 15.85m)

Concrete and paved patio area, lawn area with mature shrub and conifer beds, outside tap, side access leading to front.

FRONT GARDEN

Lawn area with shrub border and wall surround. Tarmac driveway providing off road parking for several vehicles leads to:

DETACHED GARAGE

16' x 9' (4.88m x 2.74m)

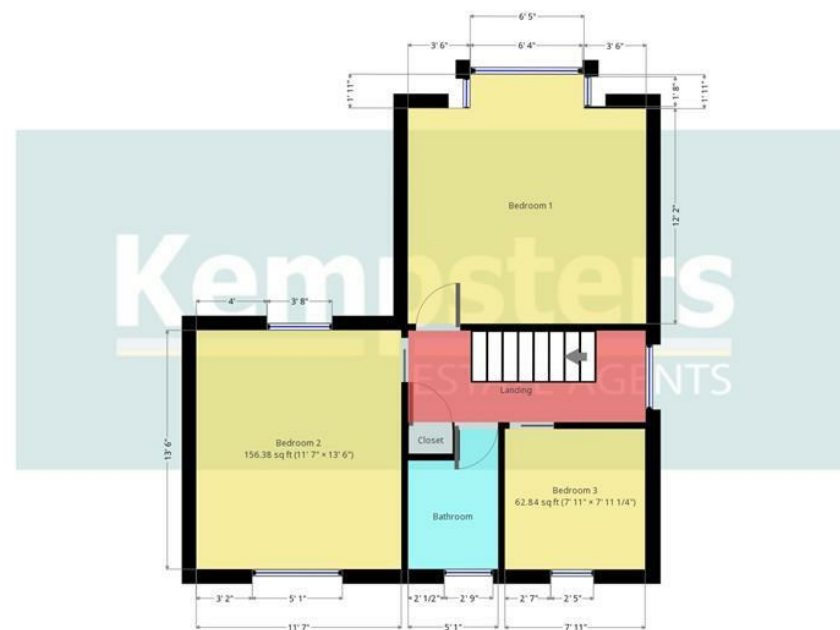
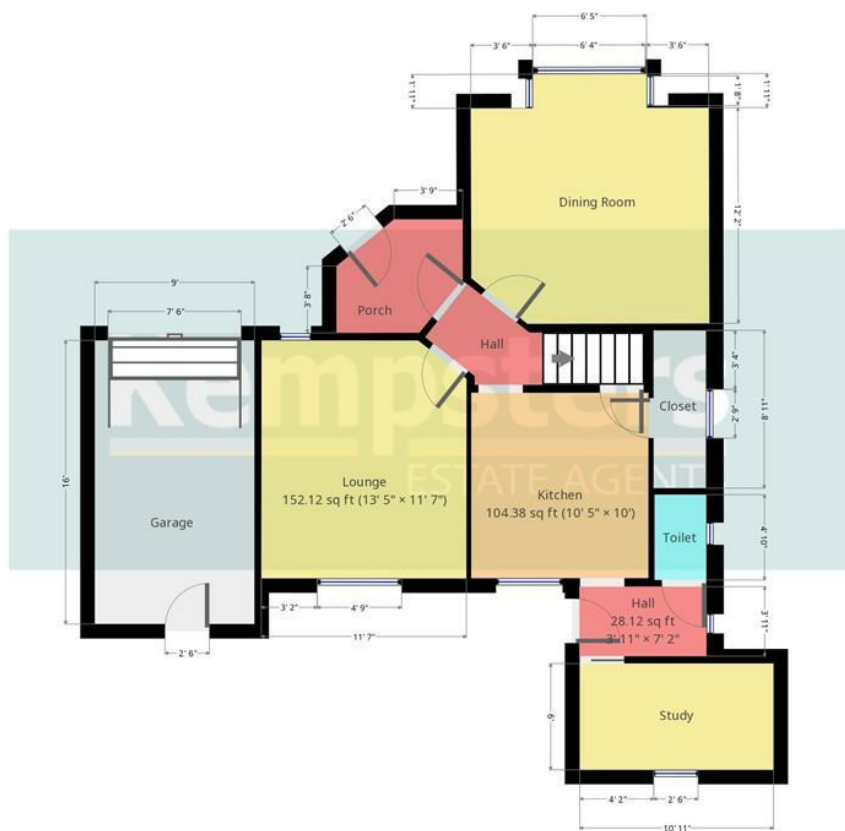
In need of some attention.











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No appliances or main services have been checked.

37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: sales@kempsters.com

