



**Kempsters**  
ESTATE AGENTS

96 Hemley Road  
Orsett Grays RM16 3DG

2

1

2

Offers in excess of  
**£300,000**



Located in the very SOUGHT AFTER AREA of Beauchamp Gate, this delightful two bedroom end of terrace house benefits from central heating, double glazing, front and rear gardens, large conservatory, single garage with additional parking and is in show home condition throughout. 360 VIRTUAL TOUR AVAILABLE SHORTLY.



- Double Glazing
- Central Heating
- Conservatory 10'5 x 9'9
- Garage with Driveway
- Lounge 15'1 x 11'9
- Bedroom One 11'9 x 11'9
- Bedroom Two 12'1 x 5'8
- Stylish Bathroom with Walk in Shower
- IDEAL FIRST HOME
- SHOW ROOM CONDITION





### ENTRANCE HALLWAY

Smooth ceiling with coving, laminated wood grain flooring, radiator, built in storage cupboard housing the combination boiler and doors leading to:-

### KITCHEN

8'10 x 8'2 (2.69m x 2.49m)

Smooth ceiling with coving and spotlights, double glazed window to front, laminated wood grain flooring, range of wall and base units with contrasting work surface, tiled splash backs, one and a half bowl sink with mixer tap, electric hob with extractor over, electric oven, space and plumbing for washing machine, integral fridge and freezer.

### LOUNGE

15'1 x 11'9 (4.60m x 3.58m)

Smooth ceiling with coving, laminated wood grain flooring, radiator, carpeted stairs to first floor landing and double glazed French doors lead into:-

### CONSERVATORY

10'5 x 9'9 (3.18m x 2.97m)

Completely double glazed, tiled floor, ceiling fan and double French doors to rear garden.

### FIRST FLOOR LANDING

Smooth ceiling and filled carpet.

### BEDROOM ONE

11'9 x 11'9 (3.58m x 3.58m)

Smooth ceiling with coving, double glazed window to rear, fitted carpet, radiator and fitted wardrobes.

### BEDROOM TWO

12'1 x 5'8 (3.68m x 1.73m)

Smooth ceiling with coving, double glazed window to front, radiator and fitted carpet.



### BATHROOM

8'9 x 5'8 (2.67m x 1.73m)

Smooth ceiling with spotlights, double glazed window to front, tiled floor, partially tiled walls, walk in shower, low flush toilet, hand wash basin with cupboard under, extractor fan.

### EXTERIOR

Rear garden is approximately 40' x 20' with patio areas, lawn, shrubs and plants and access to front through shared walkway.  
Front garden has a small lawn area and driveway for additional parking.

### Garage

Single garage with metal and up and over door with power and lighting.









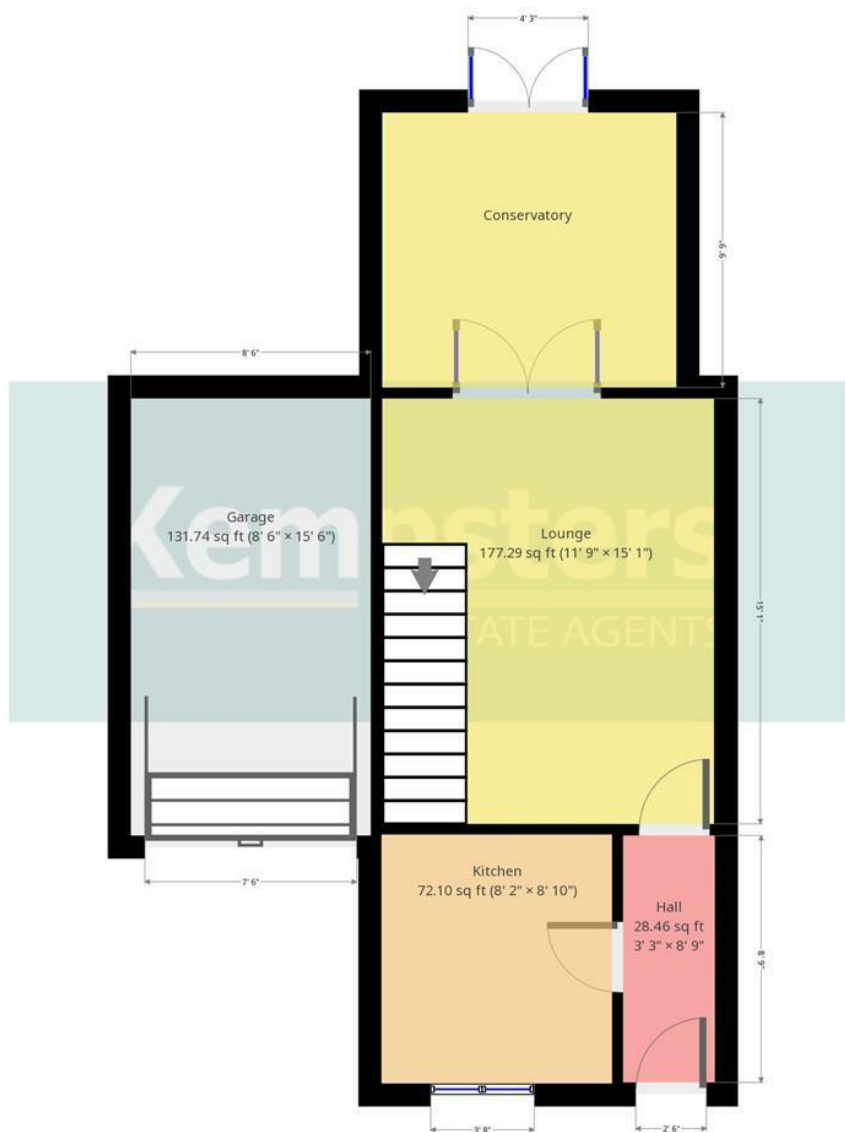




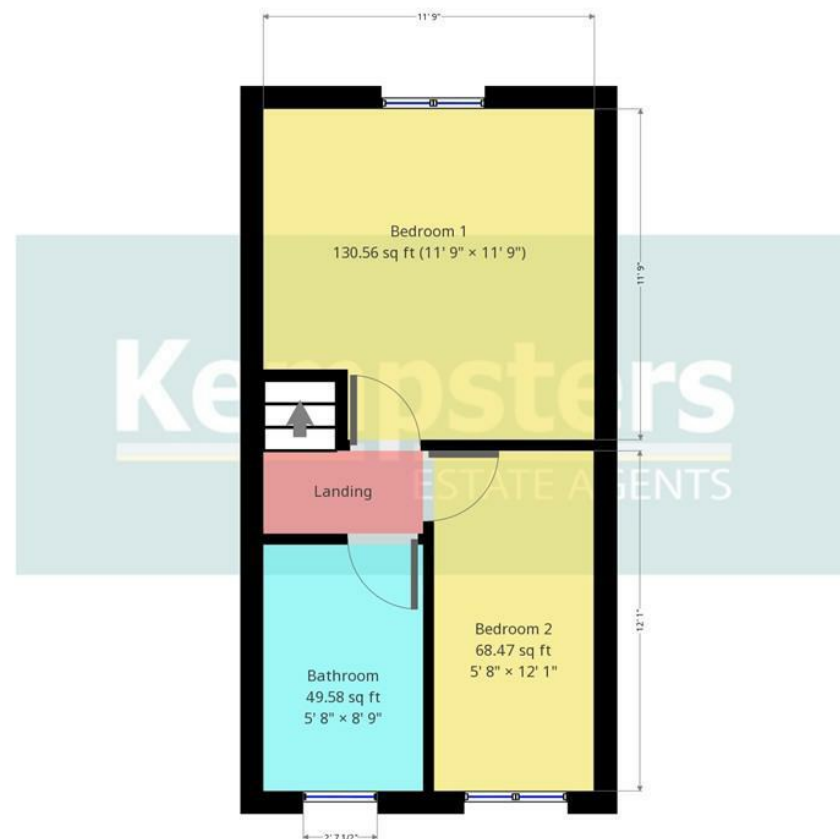








Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other 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](mailto:sales@kempsters.com)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
		<p>England &amp; Wales</p>	