



**Kempsters**  
ESTATE AGENTS

49 Dukes Avenue  
Grays RM17 5AG

3 1 1

Asking price  
**£190,000**



**This three bedroom split level maisonette is situated within easy walking distance of Grays town centre and is offered with no onward chain. Features include double glazing, lounge, kitchen/breakfast room, bathroom and own south facing rear garden.**



- Double glazing
- Lounge 16'6 x 10'7
- Kitchen/breakfast room 10'7 x 9'8
- Bedroom one 10'11 x 10'2
- Bedroom two 10'6 x 7'11<10'3
- Bedroom three 8'3 x 6'1
- Bathroom
- Own south facing rear garden
- No onward chain
- Long lease



### ENTRANCE PORCH

Two opaque double glazed windows to front, power point, vinyl floor covering. Double glazed sliding door with matching side window leads to:

### LOUNGE

16'6 x 10'7 (5.03m x 3.23m)

Double glazed window to front, textured ceiling, fitted storage cupboard, feature fire surround with inset electric fire, power points, part vinyl floor tiles, part fitted carpet.

### INNER HALLWAY

Half opaque double glazed door with opaque double glazed side window leads to rear garden, access to first floor, built-in cloaks cupboard, under stairs storage area, power points, vinyl floor tiles.

### KITCHEN

10'7 x 9'8 (3.23m x 2.95m)

Double glazed window to rear, base level units with contrasting work surfaces, inset double drainer sink unit, ample appliance spaces, fitted storage cupboard, power points, vinyl floor tiles.

### FIRST FLOOR LANDING

Power point, fitted carpet.

### BEDROOM ONE

10'11 x 10'2 (3.33m x 3.10m)

Double glazed window to rear, built-in double wardrobe, built-in airing cupboard, power points, fitted carpet.

### BEDROOM TWO

10'6 x 7'11<10'3 (3.20m x 2.41m<3.12m)

Double glazed window to front, power points, fitted carpet.

### BEDROOM THREE

8'3 x 6'1 (2.51m x 1.85m)

Double glazed window to front, range of fitted cupboards, power point, vinyl floor tiles.



### BATHROOM

Opaque double glazed window to rear, suite comprising bath, pedestal wash hand basin and low flush toilet, wall mounted electric heater, vinyl floor covering.

Approximately 940 years remaining on lease  
Ground rent: £15 per annum

### SOUTH FACING REAR GARDEN

Crazy paved patio area, tiered lawn area. Security gate at side providing access to front.

### FRONT GARDEN

Laid to lawn. Ample parking in nearby bays.

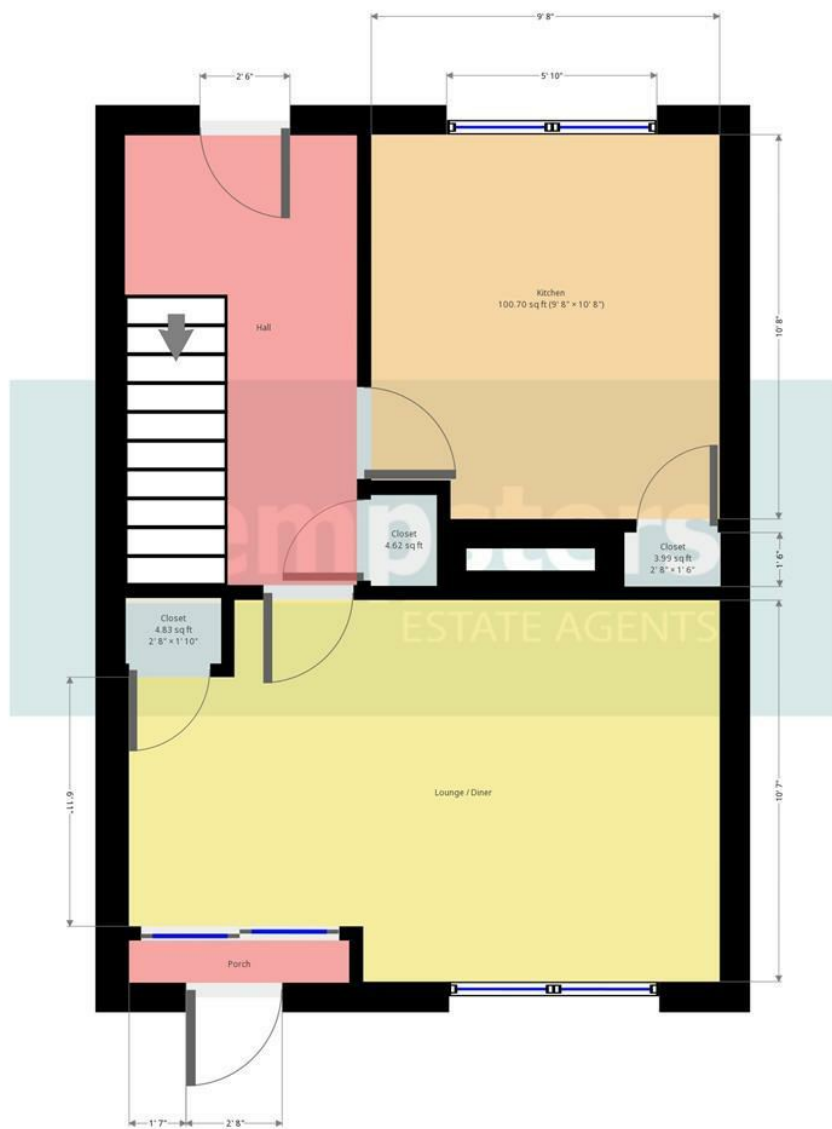
### LEASE DETAILS AND RELATED CHARGES



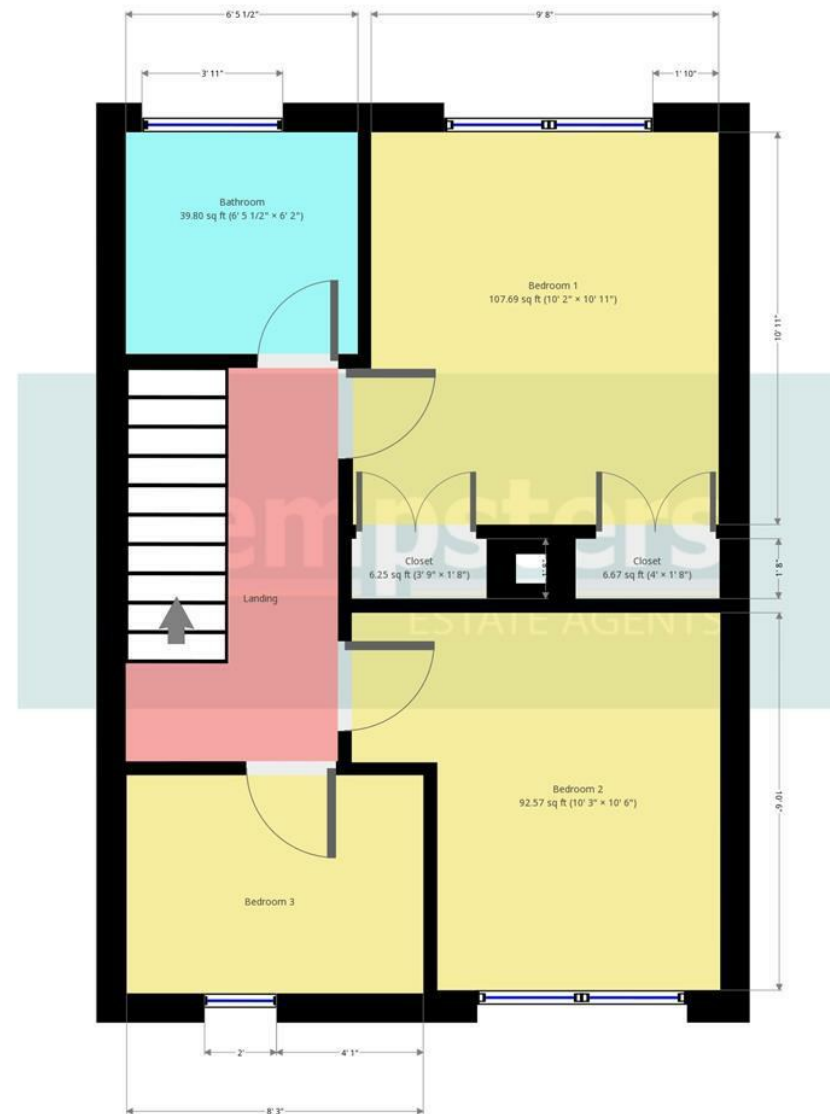








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37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: sales@kempsters.com

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
92-100 <b>A</b>			92-100 <b>A</b>		
81-91 <b>B</b>			81-91 <b>B</b>		
69-80 <b>C</b>			69-80 <b>C</b>		
55-68 <b>D</b>			55-68 <b>D</b>		
49-54 <b>E</b>			49-54 <b>E</b>		
41-48 <b>F</b>			41-48 <b>F</b>		
31-40 <b>G</b>			31-40 <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		