



Kempsters
ESTATE AGENTS

25 Goddard Road
Stifford Clays Grays RM16 2AF



Asking price
£290,000

This spacious three bedroom house is situated in a popular location close to local shops and schools. The property enjoys a nice position, backing on to fields at the rear and features include a bright lounge, fitted kitchen, study area, utility, lean to, four piece bathroom, approx 60' west facing garden plus off road parking. 360 VIRTUAL TOUR AVAILABLE



- Lounge 18'2 x 12'6
- Study area 11' x 4'9
- Fitted kitchen 15' x 7'3
- Utility 7'6 x 6'8
- Lean to 13'10 x 7'5
- Good size bedrooms
- Four piece bathroom
- Sunny west facing rear garden approx 60'
- Off road parking
- Backs on to fields

ENTRANCE PORCH

Vinyl floor covering. Opaque glazed multi paned door with side window leads to:

ENTRANCE HALL

Coved and smooth plastered ceiling, access to first floor, radiator, fitted carpet.

KITCHEN

15 x 7'3 (4.57m x 2.21m)

Double glazed window to front, coved and smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for electric cooker, concealed extractor above, space for fridge/freezer, washing machine and slimline dishwasher, partly tiled walls, power points, tiled floor.

LOUNGE

18'2 x 12'6 (5.54m x 3.81m)

Two double glazed windows to rear, coved and smooth plastered ceiling, radiator, power points, laminate floor. Open plan to:

STUDY AREA

11' x 4'9 (3.35m x 1.45m)

Coved and smooth plastered ceiling, fitted carpet.

UTILITY

7'6 x 6'8 (2.29m x 2.03m)

Double glazed window to rear, ample appliance spaces, paved floor.

LEAN TO

13'10 x 7'5 (4.22m x 2.26m)

Double glazed windows and patio doors lead to rear garden, built-in cupboards, power points, paved floor.

FIRST FLOOR LANDING

Double glazed window to front, coved and smooth plastered ceiling, access to loft space, power point, fitted carpet.

BEDROOM ONE

12'7 (into wardrobes) x 11'3 (3.84m (into wardrobes) x 3.43m)

Double glazed window to rear, coved and smooth plastered ceiling, built-in airing cupboard, fitted wardrobes with cupboards beneath, radiator, power points, fitted carpet.



BEDROOM TWO

10'7 x 9'7<12'4 (3.23m x 2.92m<3.76m)

Double glazed window to rear, coved and smooth plastered ceiling, radiator, power points, carpet.

BEDROOM THREE

9' x 7'8 (2.74m x 2.34m)

Double glazed window to front, textured ceiling, radiator, power points, fitted carpet.

BATHROOM

Opaque double glazed window and double glazed window to front, smooth plastered ceiling, suite comprising bath,

pedestal wash hand basin, low flush toilet and shower cubicle, heated towel rail, partly tiled walls, vinyl floor covering.

WEST FACING REAR GARDEN

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

Laid to lawn with fence surround, timber shed, summer house, gate leading to fields at rear,

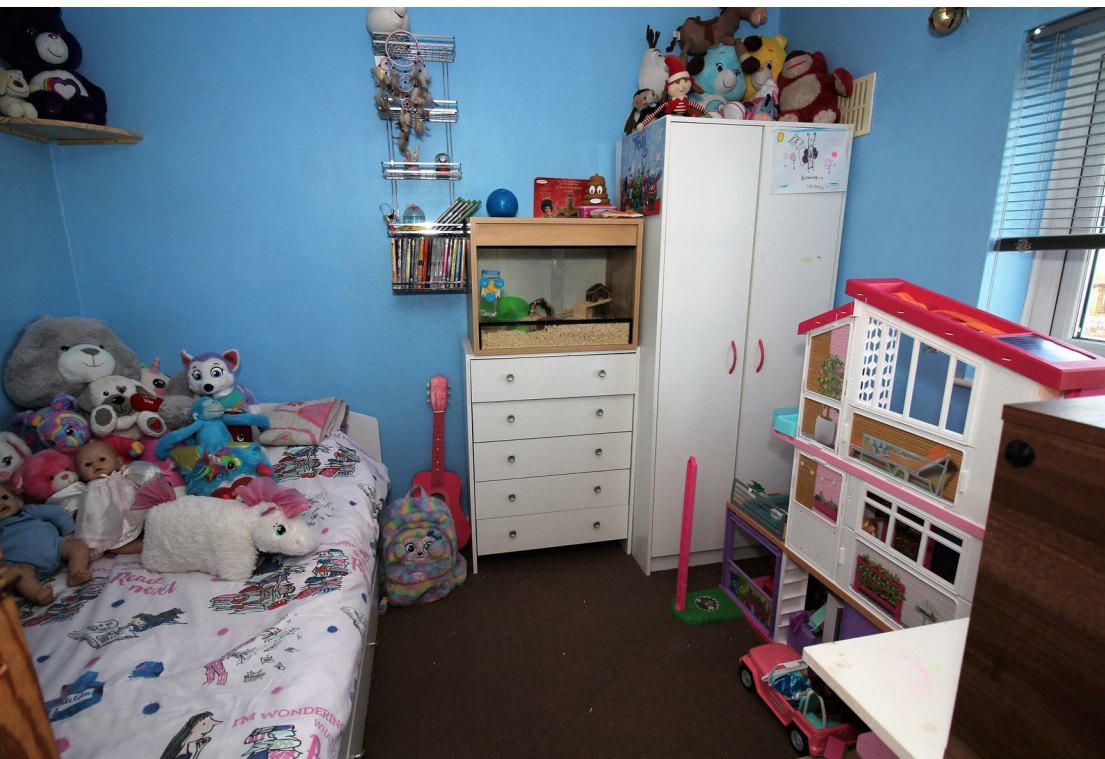
FRONT GARDEN

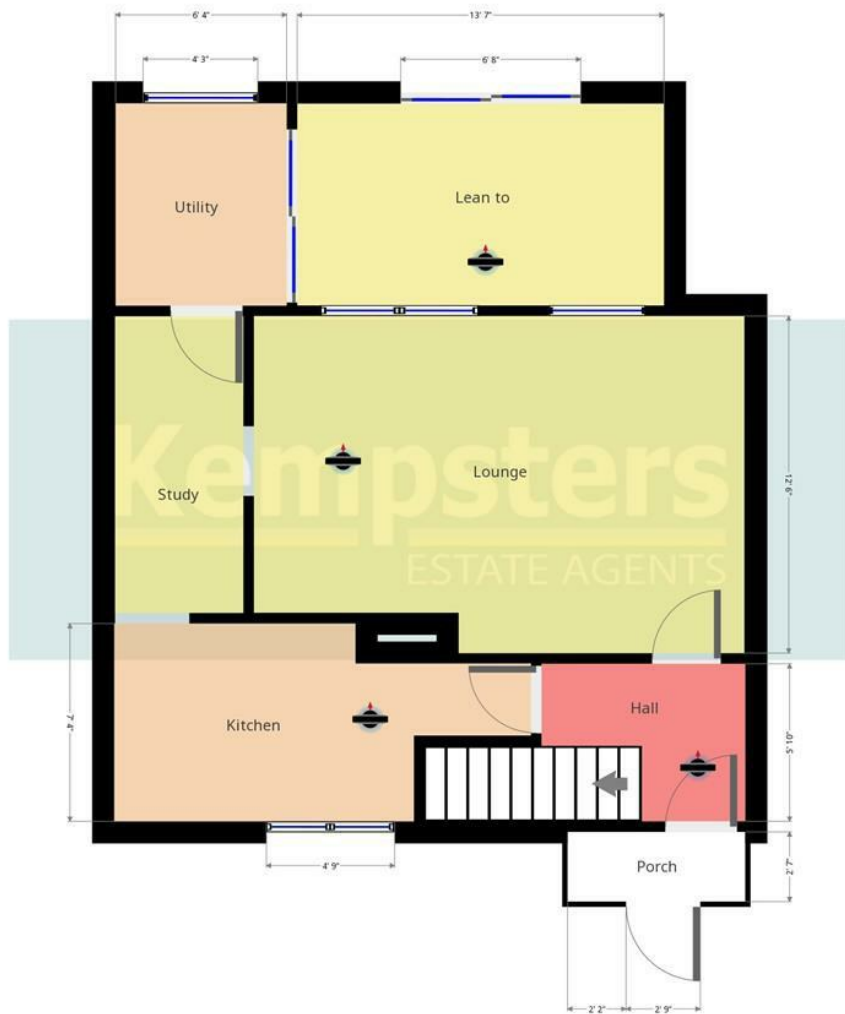
Shingle area providing off road parking.



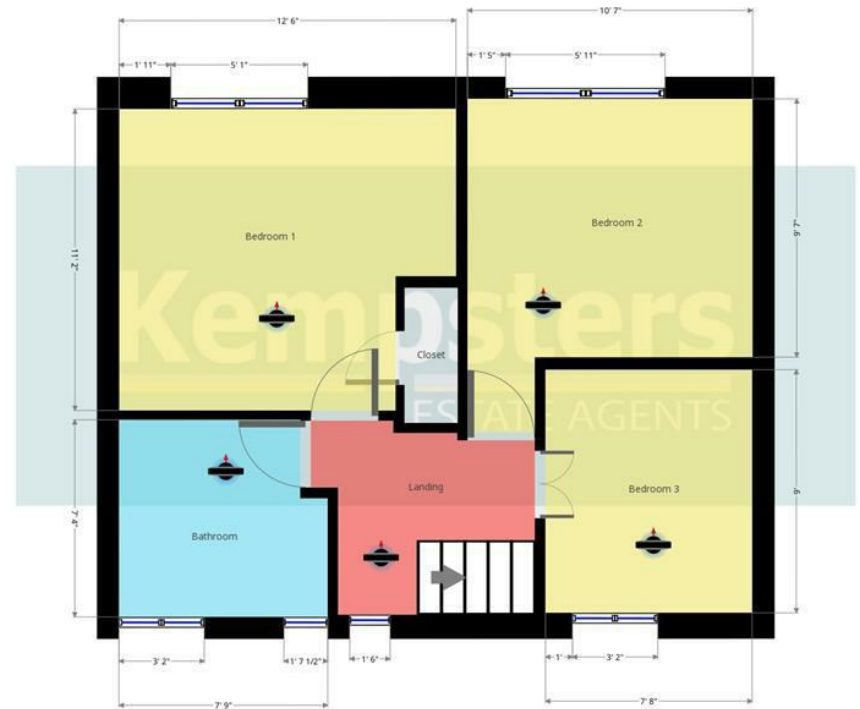








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