



Kempsters
ESTATE AGENTS

140 Lenthall Avenue
Grays RM17 5AB

3 1 2

Offers in the region of
£285,000

Open House Saturday 5th October. Please contact us to book your time slot. This three bedroom semi detached house is situated in a popular location within walking distance of Grays town centre. The property requires modernisation throughout and is offered with no onward chain. 360 VIRTUAL TOUR AVAILABLE.



- Gas central heating
- Lounge/diner 25'11 x 13'10"
- Kitchen 11'5 x 7'8"
- Unfinished extension 11'5 x 10'4"
- Bedroom one 13'10 (into wardrobes) x 11'1"
- Bedroom two 11'11 x 9'9"
- Bedroom three 8'8 x 7'11"
- Wet room
- Rear garden approx 42'
- Double width garage at rear

ENTRANCE HALL

Window to side, access to first floor, under stairs storage area, radiator.

LOUNGE/DINER

25'11 x 13' reducing to 10'11 (7.90m x 3.96m reducing to 3.33m)

Bay window to front, two windows to rear, coved and textured ceiling, radiator, power points.

KITCHEN

11'5 x 7'8 (3.48m x 2.34m)

Window to side, base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, ample appliance spaces, larder cupboard, power points.

UNFINISHED EXTENSION

11'5 x 10'4 (3.48m x 3.15m)

Windows to rear, opaque glazed door to garden, radiator.

FIRST FLOOR LANDING

Window to side, access to loft space housing gas central heating boiler, power point.

BEDROOM ONE

13'10 (into wardrobes) x 11'1 (4.22m (into wardrobes) x 3.38m)

Two windows to front, textured ceiling, range of fitted wardrobes with mirrored doors, radiator, power points.

BEDROOM TWO

11'11 x 9'9 (3.63m x 2.97m)

Two windows to rear, open airing cupboard with lagged hot water cylinder, radiator, power points.

BEDROOM THREE

8'8 x 7'11 (2.64m x 2.41m)

Window to front, textured ceiling, radiator, power points.



WET ROOM

Opaque glazed window to side, smooth plastered ceiling, suite comprising shower, wash hand basin and low flush toilet, extractor fan, tiled walls, radiator, vinyl floor covering.

REAR GARDEN

in excess of 42' (in excess of 12.80m')

In need of attention. The vendor has informed us that the garden will be cleared.

DOUBLE GARAGE

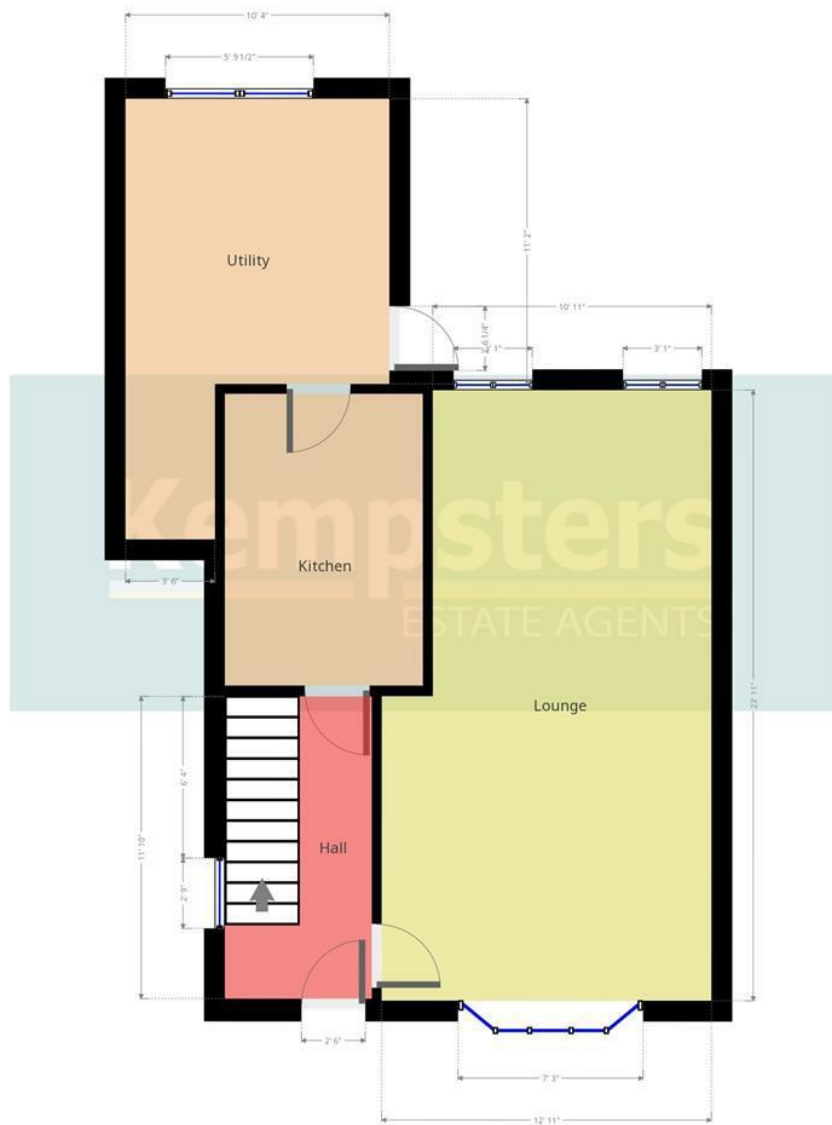
Approached via rear vehicular access.

FRONT GARDEN

With large conifer.







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