



Kempsters
ESTATE AGENTS

31 Dukes Avenue
Grays RM17 5AG

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Asking price
£295,000

This well maintained three bedroomed house is situated in a popular location within walking distance of Grays town centre. Features include a spacious lounge/diner, fitted kitchen, stylish bathroom, south facing rear garden plus off road parking for two vehicles.



- Gas Central Heating
- Double Glazing
- Lounge/Diner 17'3 x 15'9>12'3
- Fitted Kitchen 9'9 x 8'1
- Bedroom One 10'9 (into wardrobes) x 10'6
- Bedroom Two 11'9 x 8'3
- Bedroom Three 8'5 x 8'4
- Bathroom
- South Facing Rear Garden Approx 35'
- Off Road Parking For Two Vehicles

ENTRANCE PORCH

Double glazed window to front, laminate floor. Partially opaque glazed door leads to:

ENTRANCE HALL

Opaque glazed window to front, coved and textured ceiling, large built-in storage cupboard, radiator, laminate floor.

KITCHEN

9'9 x 8'1 (2.74m'2.74m x 2.44m'0.30m)

Double glazed window to front, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and canopy with extractor, space for fridge/freezer and washing machine, power points, vinyl flooring.

LOUNGE/DINER

17'3 x 15'9 reducing to 12'3 (5.18m'0.91m x 4.57m'2.74m reducing to 3.66m'0.91m)

Double glazed window and double glazed French doors lead to rear garden, coved and textured ceiling, feature fireplace, two radiators, power points, fitted carpet to lounge area, laminate floor to dining area.

FIRST FLOOR LANDING

Textured ceiling, access to loft space, power point, fitted carpet.

BEDROOM ONE

10'9 (into wardrobes) x 10'6 (3.05m'2.74m (into wardrobes) x 3.05m'1.83m)

Double glazed window to front, coved and textured ceiling, built-in wardrobe recess, radiator, power points, laminate floor.

BEDROOM TWO

11'9 x 8'3 (3.35m'2.74m x 2.44m'0.91m)

Double glazed window to rear, coved and textured ceiling, built-in wardrobe, built-in cupboard, radiator, power points, laminate floor.



BEDROOM THREE

8'5 x 8'4 (2.44m'1.52m x 2.44m'1.22m)

Double glazed window to rear, textured ceiling, radiator, power points, vinyl flooring.

BATHROOM

Opaque double glazed window to front, textured ceiling with inset spotlights, suite comprising bath with independent shower unit above, shower screen, vanity unit with inset wash hand basin and low flush toilet, tiled walls, heated towel rail, vinyl flooring.

SOUTH FACING REAR GARDEN

in excess of 35' (in excess of 10.67m')

Crazy paved patio area, remainder neatly laid to lawn with shrub borders, timber shed, rear access.

FRONT GARDEN

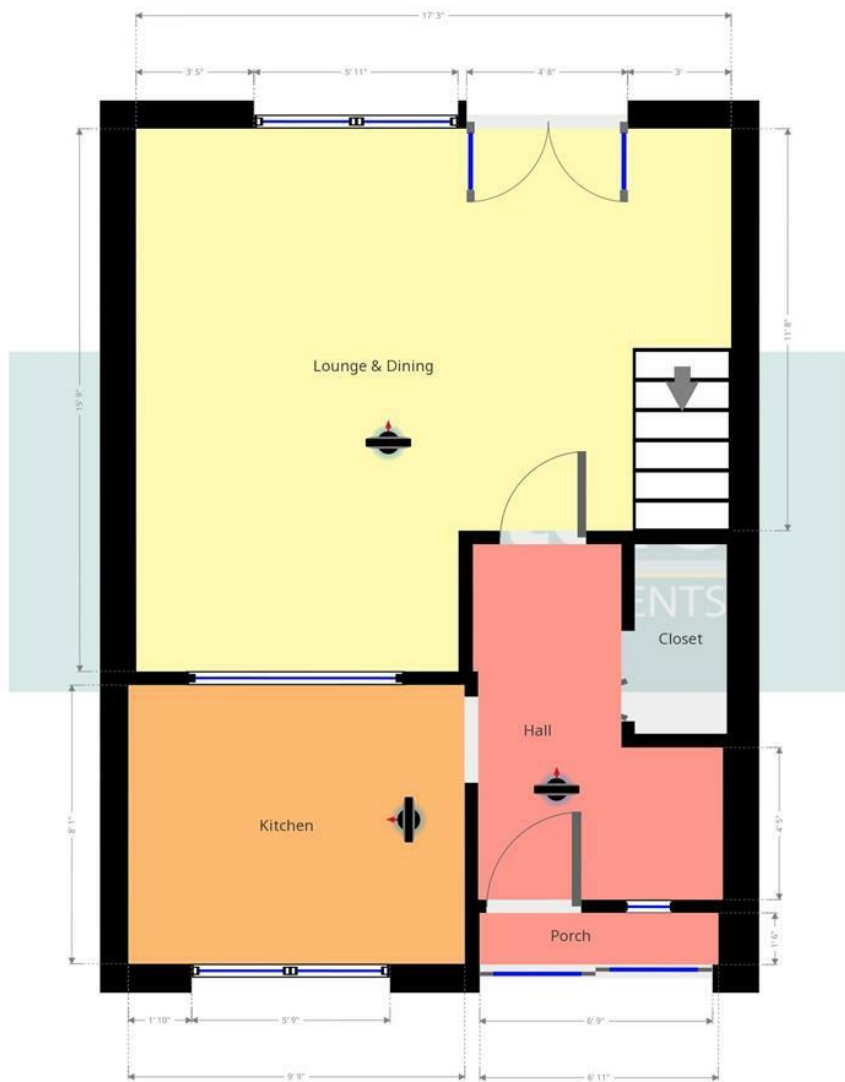
Brick paved providing off road parking for two vehicles.



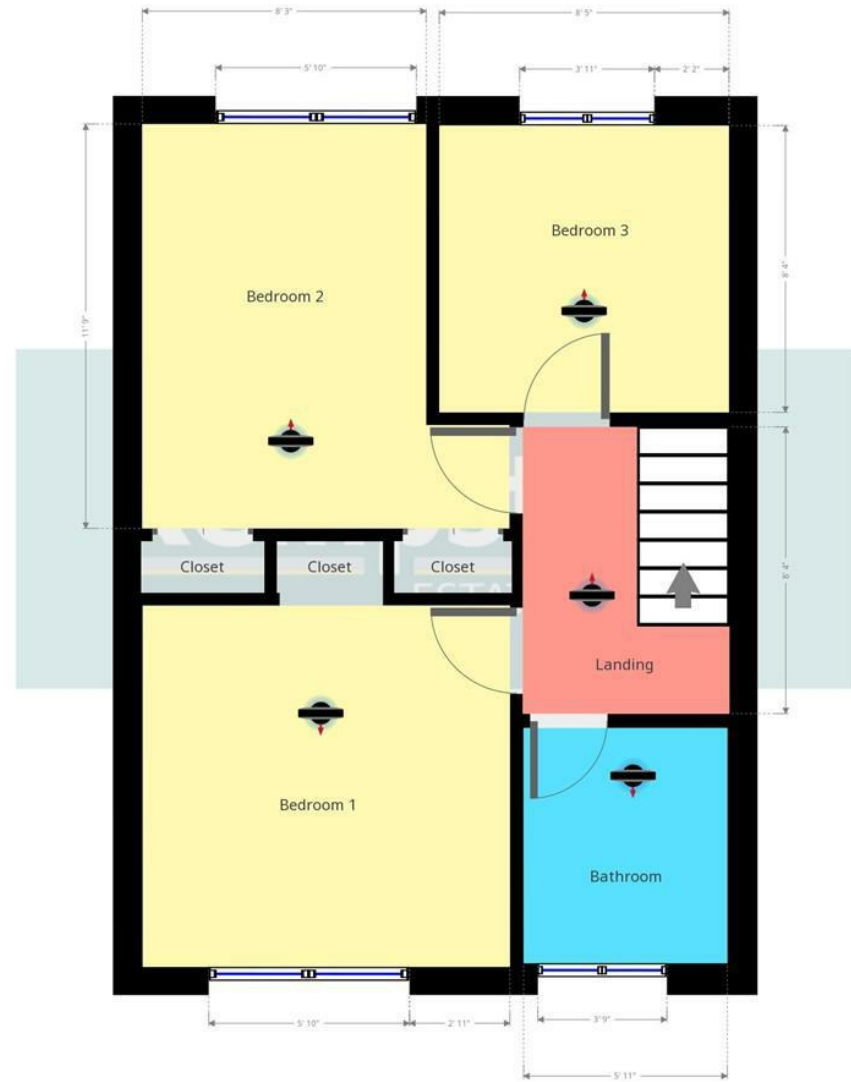








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This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate...



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			84
(81-81) B			
(69-69) C			
(55-65) D		64	
(39-54) E			
(27-38) F			
(1-26) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England & Wales	2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			84
(81-81) B			
(69-69) C			
(55-65) D		62	
(39-54) E			
(27-38) F			
(1-26) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		England & Wales	2002/91/EC