



Kempsters
ESTATE AGENTS

10 Feryby Road
Chadwell St Mary Grays RM16 4SS



Asking price
£325,000

This spacious three/four bedroomed town house requires a degree of modernisation and is offered with no onward chain. Features include a bright lounge, kitchen/diner, ground floor bedroom four/sitting room, utility room, ground floor shower room, family bathroom, sunny west facing rear garden plus off road parking for two vehicles.



- Lounge 17' x 10'2
- Kitchen/Diner 15'10 x 10'
- Ground Floor Bedroom Four/Sitting Room 16'8 x 10'
- Utility Room 9'3 x 4'10
- Ground Floor Shower Room And Second Floor Bathroom
- Bedroom One 13'6 x 10'2
- Bedroom Two 10'1 x 10'1
- Bedroom Three 10'3 x 6'7
- Sunny West Facing Rear Garden Approx 42'
- Off Road Parking For Two Vehicles Plus Potential For Further Parking



ENTRANCE PORCH

Textured ceiling, vinyl tiled floor. Opaque glazed door leads to:

ENTRANCE HALL

Half glazed door leads to rear garden, textured ceiling, access to first floor, built-in under stairs storage cupboard, radiator, power points, laminate floor.

BEDROOM FOUR/SITTING ROOM

16'8 x 10' (4.88m'2.44m x 3.05m')

Double glazed window to front, textured ceiling, radiator, power points, laminate floor.

UTILITY ROOM

9'3 x 4'10 (plus door recess) (2.74m'0.91m x 1.22m'3.05m (plus door recess))

Double glazed window to rear, textured ceiling, base and eye level units with contrasting work surfaces, inset single drainer sink unit, ample appliance spaces, wall mounted gas central heating boiler, power points, laminate floor.

GROUND FLOOR SHOWER ROOM

Opaque double glazed window to rear, textured ceiling, suite comprising shower cubicle, wash hand basin and low flush toilet, tiled floor.

FIRST FLOOR LANDING

Double glazed window to rear, textured ceiling, access to second floor, radiator, power points, laminate floor.

LOUNGE

17' x 10'2 (5.18m' x 3.05m'0.61m)

Two double glazed windows to front, coved and textured ceiling, power points, laminate floor.

KITCHEN/DINER

15'10 x 10' (4.57m'3.05m x 3.05m')

Double glazed window to rear, coved and textured ceiling, range of base and eye level units with rolled edge work surfaces, inset single drainer sink unit, ample appliance spaces, power points, laminate floor.



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SECOND FLOOR LANDING

Textured ceiling, access to loft space, built-in airing cupboard.

BEDROOM ONE

13'6 x 10'2 (3.96m'1.83m x 3.05m'0.61m)

Double glazed window to front, coved and textured ceiling, range of fitted wardrobes, built-in double wardrobe, radiator, power points, laminate floor.

BEDROOM TWO

10'1 x 10'1 (3.05m'0.30m x 3.05m'0.30m)

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

BEDROOM THREE

10'3 x 6'7 (3.05m'0.91m x 1.83m'2.13m)

Double glazed window to front, coved and textured ceiling, radiator, power points.



BATHROOM

Opaque double glazed window to rear, coved and textured ceiling, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, partly tiled walls, radiator, tiled floor.

REAR GARDEN

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

Small patio area, remainder laid to lawn with fence surround, outside tap, storage shed.

FRONT GARDEN

Hard standing providing off road parking for two vehicles, lawn area offering potential for further parking.

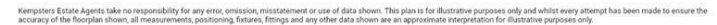
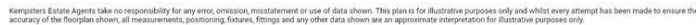
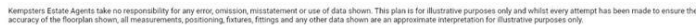












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