



Kempsters

**Kempsters**  
ESTATE AGENTS

109 Long Lane  
Stifford Clays Grays RM16 2PP

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Asking price  
**£365,000**



This spacious three bedroomed house is situated in a popular location within easy walking distance of local shops and schools. The property requires a fair degree of modernisation and features include a large lounge/diner, fitted kitchen, dining room/possible bedroom four, extended ground floor wet room, good size bedrooms, first floor shower room, approx 60' rear garden, garage and off road parking for a further three vehicles plus no onward chain.



- Modernisation Required
- Lounge/Diner 20'7 x 11'2>10'1
- Dining/Possible Bedroom Four 11'9 x 5'11
- Fitted Kitchen 13'4 x 8'5
- Ground Floor Wet Room 8'2 x 8'
- Owned Solar Panels and air conditioning unit
- First Floor Shower Room
- Rear Garden Approx 60' with insulated shed can be used as an office or music room
- Garage And Three Parking Spaces
- No Onward Chain



### ENTRANCE HALL

11'9 x 6'6 (3.58m x 1.98m)

Access to first floor, radiator, power points, vinyl flooring.

### LOUNGE/DINER

20'7 x 11'2 reducing to 10'1 (6.27m x 3.40m reducing to 3.07m)

Double glazed windows to front and rear, fireplace with inset coal effect fire and back boiler serving gas central heating, radiator, power points, carpet.

### KITCHEN

13'4 x 8'5 (4.06m x 2.57m)

Double glazed window to rear, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, ample appliance spaces, built-in under stairs airing cupboard, power points, vinyl flooring.

### DINING ROOM/POSSIBLE BEDROOM FOUR

11'9 x 5'11 (3.58m x 1.80m)

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

### INNER LOBBY

Opaque double glazed door to side leading to rear garden, fitted storage cupboard, textured ceiling, radiator, vinyl flooring.

### WET ROOM

8'2 x 8'0 (2.49m x 2.44m)

Opaque double glazed window to rear, textured ceiling, suite comprising shower, vanity unit with inset wash hand basin and low flush toilet, fitted cupboard housing space for washing machine and tumble dryer, radiator, tiled floor to shower area, remainder laid with vinyl flooring.

### FIRST FLOOR LANDING

Double glazed window to rear, access to loft space, carpet.



### BEDROOM ONE

11'8 x 11'3 (3.56m x 3.43m)

Double glazed window to front, range of fitted wardrobes with mirrored doors, power points, carpet.

### BEDROOM TWO

13'11 9'3 (4.24m 2.82m)

Double glazed window to front, textured ceiling, built-in wardrobe, radiator, power points, carpet.

### BEDROOM THREE

8'7 x 8'7 (2.62m x 2.62m)

Double glazed window to rear, built-in wardrobe, radiator, power points, carpet.

### SHOWER ROOM

8'11 x 6'4 reducing to 3'1 (2.72m x 1.93m reducing to 0.94m)

Two opaque double glazed windows to rear, textured ceiling with inset spotlights, suite comprising large walk-in shower, vanity unit with inset wash hand basin and low flush toilet, partly tiled walls, radiator, vinyl flooring.

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### REAR GARDEN

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

Large brick paved patio area, lawn area, mature shrubs and conifers, insulated timber shed possible music room or office., crazy paved area at rear, ornamental fish pond. Rear access to:

### GARAGE AND PARKING

Garage with parking space in front.

### FRONT GARDEN

Brick paved providing off road parking for two vehicles.

### COUNCIL TAX

Band C











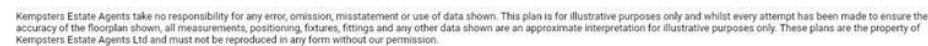
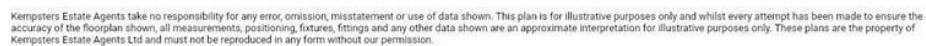












37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: [sales@kempsters.com](mailto:sales@kempsters.com)

