



This spacious two double bedoomed semi detached house is situated in a great location within walking distance of local schools and Grays town centre. Features include a bright lounge, fitted kitchen, good size bedrooms, stylish bathroom, approx 35' rear garden, driveway providing off road parking for two vehicles plus no onward chain.



- No Onward Chain
- Great Location
- Lounge 16'4 x 12'4>8'8
- Fitted Kitchen 10'4 x 8'4>5'5
- Bedroom One 12'4 x 11'6 (into wardrobes)
- Bedroom Two 12'4 x 8'4
- Stylish Bathroom
- Rear garden approx 35'
- Driveway Providing Off Road Parking For Two Vehicles

ENTRANCE HALL

Coved and textured ceiling, access to first floor, radiator, laminate floor.

FITTED KITCHEN

10'4 x 8'4 reducing to 5'5 (3.15m x 2.54m reducing to 1.65m)

Double glazed window to front, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob and concealed extractor, space for washing machine slimline dishwasher and fridge/freezer, wall mounted gas central heating boiler, radiator, power points, vinyl flooring.

LOUNGE

16'4 x 12'4 reducing to 8'8 (4.98m x 3.76m reducing to 2.64m)

Double glazed patio doors lead to rear garden, coved and textured ceiling, built-in under stairs storage cupboard, radiator, power points, laminate floor.

FIRST FLOOR LANDING

Textured ceiling, access to loft space, built-in airing cupboard, power point, fitted carpet.

BEDROOM ONE

12'4 x 11'6 (into wardrobes) reducing to 9'2 (3.76m x 3.51m (into wardrobes) reducing to 2.79m)

Double glazed window to rear, coved and textured ceiling, range of fitted wardrobes, radiator, power points, fitted carpet.

BEDROOM TWO

12'4 x 8'4 (3.76m x 2.54m)

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



BATHROOM

Opaque double glazed window to side, textured ceiling, suite comprising bath with independent shower unit above, vanity unit with inset wash hand basin and low flush toilet, radiator, partly tiled walls, vinyl flooring.

REAR GARDEN

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

Large patio area, lawn area, decorative stone beds, timber shed, outside power points. Side access leads to:

PARKING

Tarmac driveway providing off road parking for two vehicles.

FRONT GARDEN

Laid with decorative stone.

COUNCIL TAX

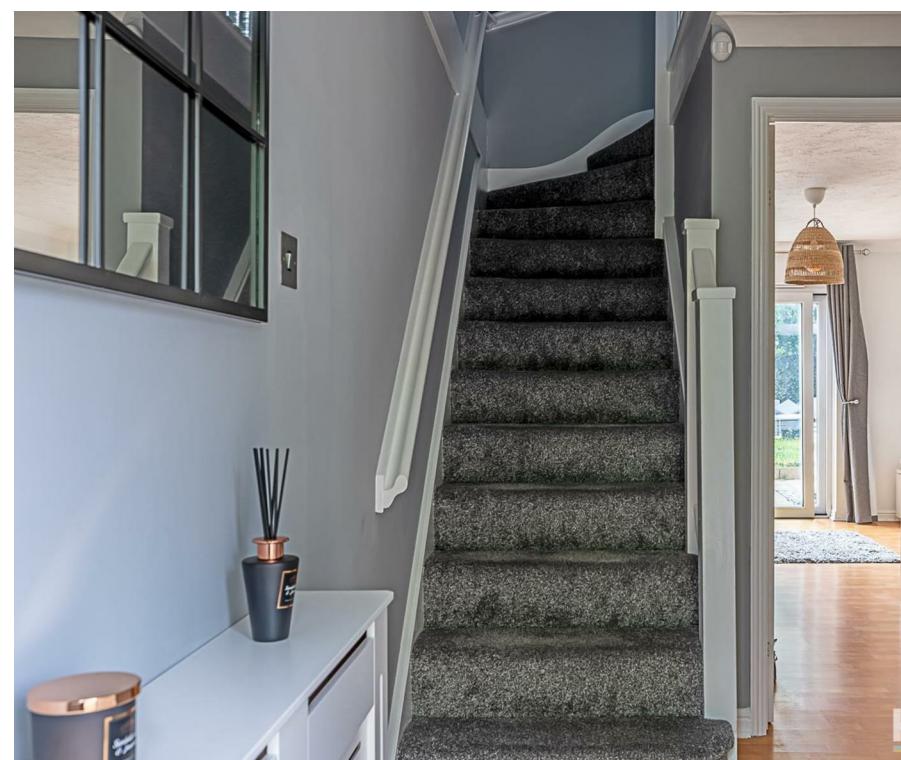
Band C



AGENCE



Kempsters
ESTATE AGENTS





Kempsters
ESTATE AGENTS







Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. 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 interpretation for illustrative purposes only. These plans are the property of Kempsters Estate Agents Ltd and must not be reproduced in any form without our permission.

Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. 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 interpretation for illustrative purposes only. These plans are the property of Kempsters Estate Agents Ltd and must not be reproduced in any form without our permission.

Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy.

Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown.

No appliances or main services have been checked.

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			72
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales		EU Directive 2002/91/EC	