

Images Committed

£315,000* fees apply

Clarence Road, Grays, RM17 6RD

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**** GOOD CONDITION THROUGHOUT **** CLOSE TO TOWN CENTRE & STATION ****

Griffin are delighted to be able to offer for sale this well presented three bedroom mid terrace house situated just on the outskirts of Grays Town Centre and its mainline train station to London Fenchurch Street & Southend.

The property itself benefits from a lounge/diner, modern fitted kitchen, utility room, first floor bathroom, garage to the rear as well as being offered with NO ONWARD chain. Only by viewing can the size of the house on offer be fully appreciated and we would therefore recommend viewing at your earliest convenience to avoid certain disappointment.

Call the sales team today.....

Hallway

Lounge/Diner

24'3 x 11'0 (7.39m x 3.35m)

Kitchen

10'0 x 7'9 (3.05m x 2.36m)

Utility Room

7'9 x 8'4 (2.36m x 2.54m)

Cloakroom

First Floor Landing

Bedroom One

13'7 x 11'4 (4.14m x 3.45m)

Bedroom Two

10'0 x 7'9 (3.05m x 2.36m)

Bedroom Three

8'5 x 7'6 (2.57m x 2.29m)

Bathroom

Rear Garden

Garage

Agency information

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing

the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5. Referral Fees - Please note a referral fee of up to £240.00 including VAT per transaction could be received from any referred solicitor upon completion.

5.1 - Griffin could earn up to 5% of total removal costs if client proceeds to instruct the services of Trunk Logistics LTD (Our Official Removal Partner).

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5: Griffin has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Griffin has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Buy pays Agency fee

The buyers will be responsible for paying the agency fee is connection with the purchase of this property. The purchase fee is set at £2000 plus VAT and will be invoiced to your conveyancer upon exchange of contracts for payment upon completion. This is a condition of purchase and will be specified on the memorandum of sale.

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

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