



Kempsters
ESTATE AGENTS

132 Drake Road
Chafford Hundred Grays RM16 6PP

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Guide price
£225,000

Guide Price £225,000-£230,000. This well presented two bedroomed first floor maisonette is situated in a great location close to local shops and within walking distance of Chafford Hundred station. Features include gas central heating, double glazing, lounge/diner, kitchen, shower room, communal garden, two allocated parking spaces plus no onward chain.



- Gas central heating
- Double glazing
- Lounge/diner 14'1 x 12'2
- Kitchen 10'5 x 6'1
- Bedroom one 11' x 10'4
- Bedroom two 9'2 x 6'8<9'3
- Shower room
- Communal garden
- Two allocated parking spaces plus visitor parking
- No onward chain

ENTRANCE HALL

Textured ceiling, radiator, fitted carpet. Stairs lead to:

FIRST FLOOR LANDING

Textured ceiling, access to loft space, built-in airing cupboard, power point, laminate floor.

LOUNGE

14'1 x 12'2 (4.29m x 3.71m)

Two double glazed windows to front, textured ceiling, feature fireplace with inset coal effect fire, two radiators, power points, laminate floor.

KITCHEN

10'5 x 6'1 (3.18m x 1.85m)

Double glazed window to rear, textured ceiling, range of base and eye level units with rolled edge work surfaces, inset single drainer sink unit, integrated oven, hob and extractor, space for fridge/freezer and washing machine, concealed gas central heating boiler, partly tiled walls, radiator, power points, tiled floor.

BEDROOM ONE

11' x 10'4 (3.35m x 3.15m)

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

BEDROOM TWO

9'2 x 6'8<9'3 (into wardrobe) (2.79m x 2.03m<2.82m (into wardrobe))

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

SHOWER ROOM

Opaque double glazed window to rear, textured ceiling with inset spotlights, suite comprising shower cubicle, vanity unit with inset wash hand basin, matching fitted cupboards and low flush wc, heated towel rail, tiled walls, tiled floor.

EXTERIOR

Communal gardens. Two allocated parking spaces plus visitor parking.

LEASE DETAILS AND SERVICE CHARGES



In excess of 970 years remaining on lease
Ground rent/service charges: Approx £1,000 per annum







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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
82-91 (A)		82	82-91 (A)		80
72-81 (B)	77		69-81 (B)	75	
62-71 (C)			59-68 (C)		
52-61 (D)			49-58 (D)		
42-51 (E)			39-48 (E)		
32-41 (F)			29-38 (F)		
22-31 (G)			19-28 (G)		
1-21 (G)			9-18 (G)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	