



**Kempsters**  
ESTATE AGENTS

45 Bersham Lane  
Badgers Dene Grays RM17 5EN

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Asking price  
**£295,000**



**This well presented two bedroom terraced house is situated in a quiet and popular location within easy walking distance of Grays town centre. Features include a lovely open plan lounge, newly fitted kitchen/diner, west facing rear garden approx 65' and two parking spaces.**



- New Double Glazing
- Open Plan Lounge with Kitchen/Diner 23'5 x 12'9
- Bedroom One 12'9 max x 10'1
- Bedroom Two 12'9 x 6'9
- New Modern Stylish Bathroom
- West facing rear garden approx 65'
- Two parking spaces
- Under Floor Heating in Kitchen/Diner
- Plans passed for rear extension including ground floor toilet



## ENTRANCE

Door with opaque glazed insert leads to:

## ENTRANCE PORCH

Double glazed window to side, smooth ceiling. Glazed multi pane door leads into:

## OPEN PLAN LOUNGE/KITCHEN

23'5 x 12'9 (7.14m x 3.89m)

Lounge area: Double glazed window to front, smooth plastered ceiling with inset LED spotlights, access to first floor, fitted meter cupboard, power points, electric wall heater, laminate floor.

Kitchen/Dining area: Double glazed window and half multi pane door leads to rear garden, smooth plastered ceiling with inset LED spotlights, recently fitted stylish range of base and eye level units with contrasting work surfaces and LED lighting, inset stainless steel drainer sink unit with mixer tap, electric hob with extractor over, electric oven, integrated fridge/freezer, integrated washing machine, integrated microwave, power points, tiled floor with under floor heating.

## FIRST FLOOR LANDING

Smooth ceiling and walls, access to loft space, laminate floor.

## BEDROOM ONE

12'9 max x 10'1 (3.89m max x 3.07m)

Double glazed window to front, Smooth ceiling and walls, built-in airing cupboard, power points, laminate floor.

## BEDROOM TWO

12'9 x 6'9 (3.89m x 2.06m)

Double glazed window to rear, smooth plastered ceiling, wall mounted electric heater, power points, laminate floor.



## BATHROOM

Smooth ceiling with recessed lighting, fully tiled walls and floor, suite comprising panel bath with shower fitting over and glass door, wash hand basin with cupboard under, low flush toilet, extractor fan, wall mounted electric towel rail.

## WEST FACING REAR GARDEN

in excess of 65' (in excess of 19.81m)

Patio area, remainder laid to lawn with shrub borders, further patio area at rear, timber shed, outside tap, fence surround. Rear access leads to two parking spaces in nearby bay.

## FRONT GARDEN

Brick paved with decorative design.

## N.B.

Plans have been passed for a conservatory style rear extension which include a ground floor toilet.









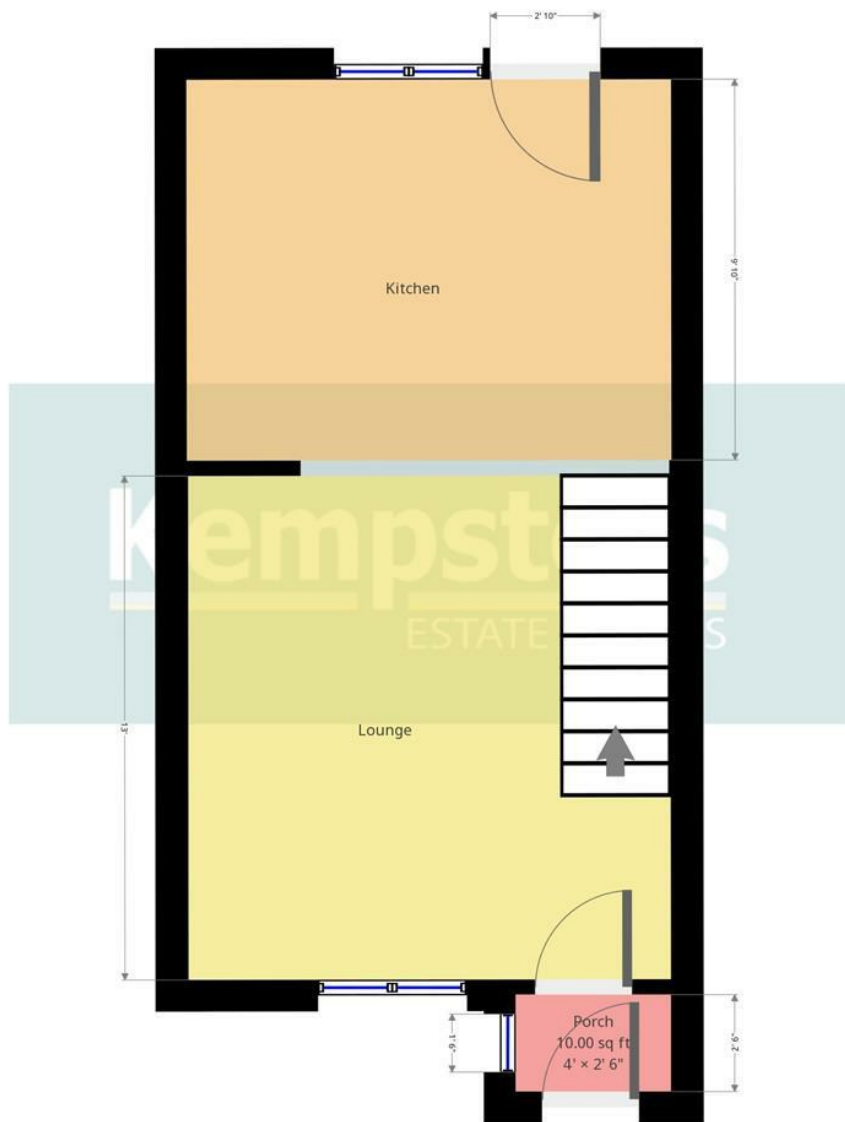




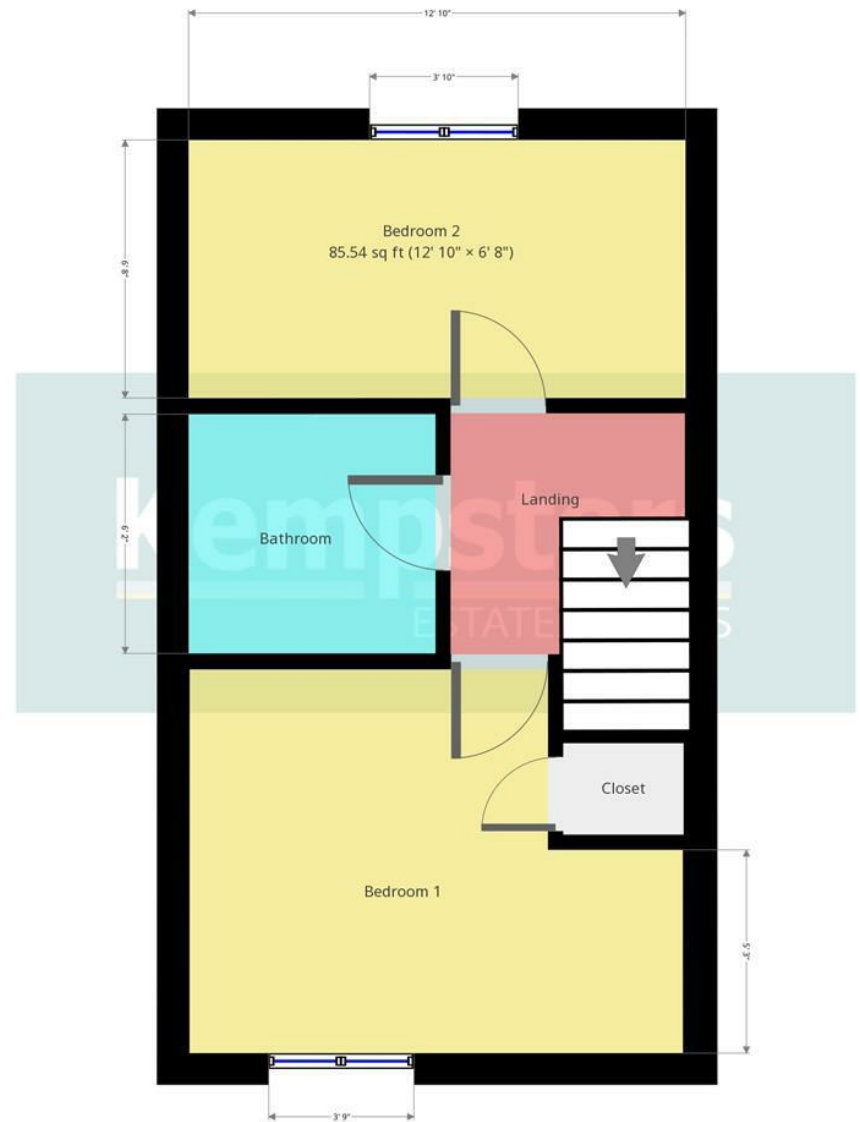








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