Kempsters
ESTATE AGENTS

32 Wharf Road South
Grays RM17 6SZ

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Asking price
£290,000

This lovely two double bedroom end of terrace house is situated in a popular and convenient location close to the waterfront. The property offers scope for extension (subject to planning consent) and features include a bright lounge, fitted kitchen/breakfast room, a large L-shaped rear garden approx 45’ x 40’ max plus garage, ample parking and no onward chain. 360 VIRTUAL TOUR AVAILABLE.

- Gas central heating
- Double glazing
- Lounge 14'11 x 9'11
- Kitchen/breakfast room 13'2 x 8'8
- Bedroom one 13'3 x 9'3
- Bedroom two 13'3 max x 8'8
- Sunny west facing rear garden approx 45' x 40' (at widest point)
- Garage plus off road parking for two/three vehicles
- Potential to extend (subject to planning permission)
- NO ONWARD CHAIN

ENTRANCE HALL
Textured ceiling, access to first floor, radiator, oak flooring.

LOUNGE
14'11 x 9'11 (4.55m x 3.02m)
Double glazed window to front, coved and textured ceiling, radiator, power points, oak flooring.

KITCHEN/BREAKFAST ROOM
13'2 x 8'8 (4.01m x 2.64m)
Two double glazed windows and half opaque double glazed door lead to rear garden, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and canopy with extractor, space for fridge/freezer and washing machine, wall mounted gas central heating boiler, part tiling to three walls, built-in under stairs storage cupboard, radiator, power points, oak flooring.

FIRST FLOOR LANDING
Textured ceiling, access to loft space, power point, fitted carpet.

BEDROOM ONE
13'3 x 9'3 (4.04m x 2.82m)
Double glazed window to rear, textured ceiling, range of fitted wardrobes to one wall, radiator, power points, fitted carpet.

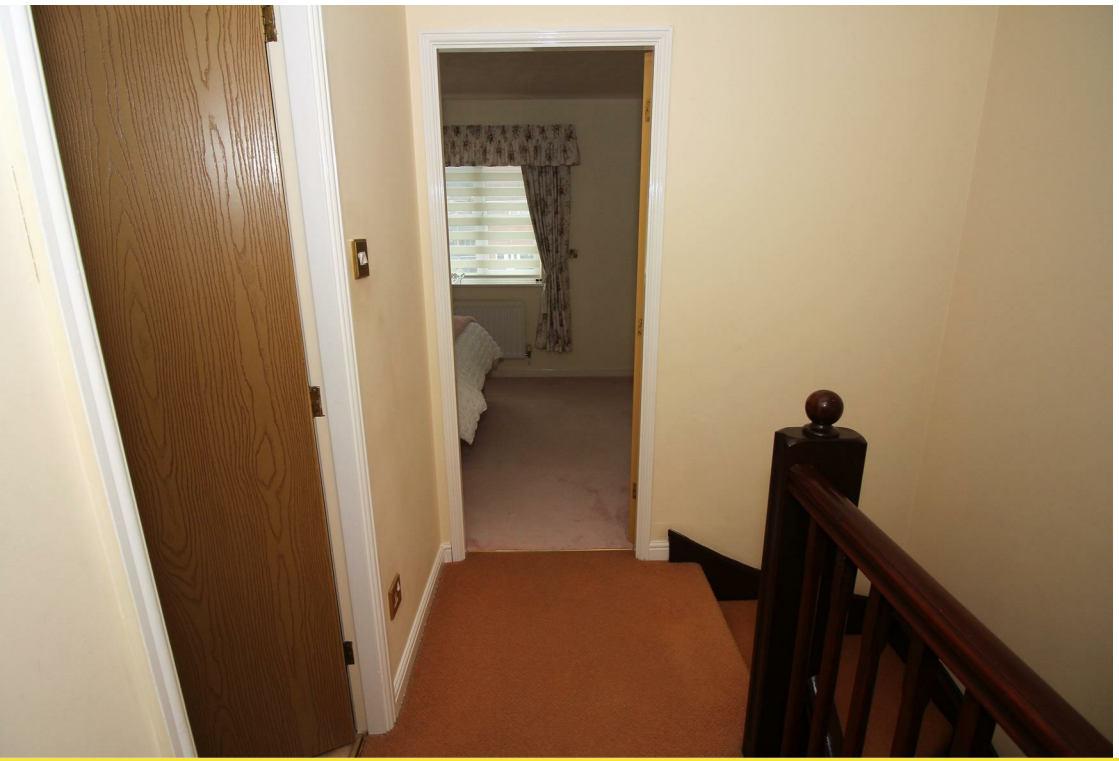
BEDROOM TWO
13'3 max x 8'3 (4.04m max x 2.51m)
Two double glazed windows to front, textured ceiling, built-in airing cupboard, radiator, power points, fitted carpet.

BATHROOM
Opaque double glazed window to side, textured ceiling, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, part tiling to three walls, radiator, shaver point, vinyl floor covering.

SUNNY WEST FACING REAR GARDEN
in excess of 45' x in excess of 40' at widest poin (in excess of 13.72m' x in excess of 12.19m' at wid)
Large patio area, lawn area with raised shrub beds at rear, outside tap, outside light. Personal door to:

GARAGE
With power and light.

FRONT GARDEN
Laid to lawn. Long driveway providing off road parking for two/three vehicles.



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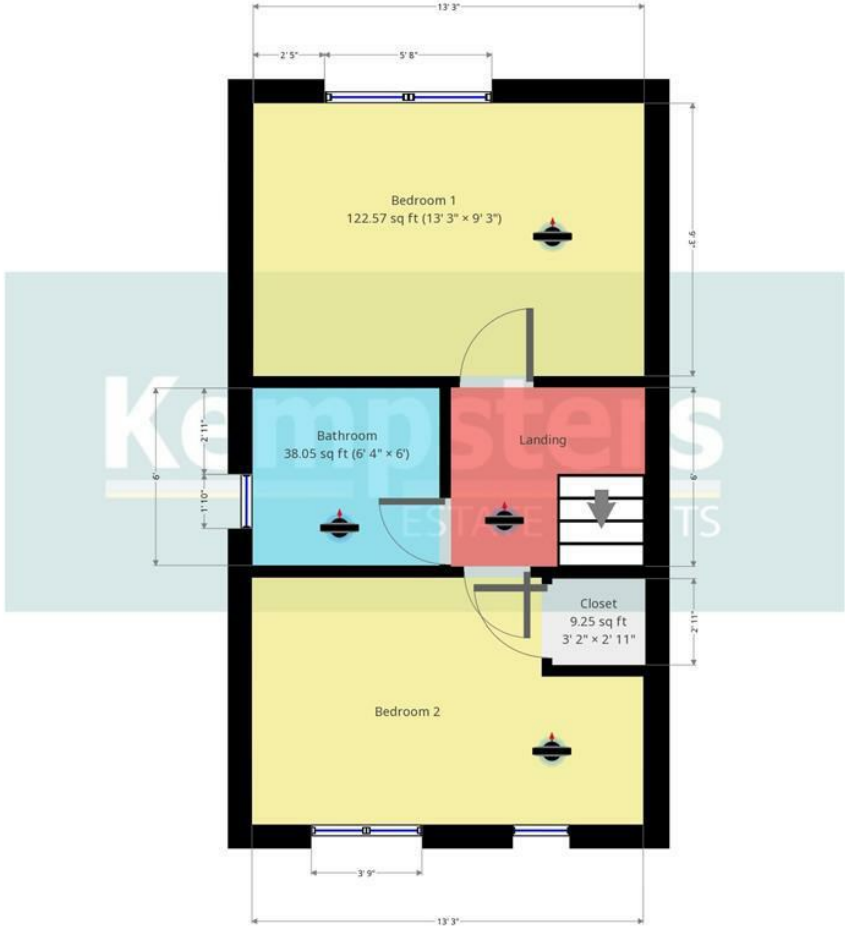
This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate ...



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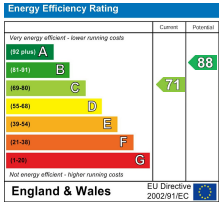

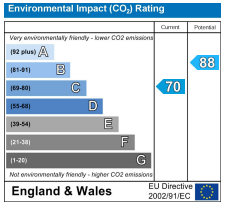

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No appliances or main services have been checked.

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