



Kempsters
ESTATE AGENTS

55 Premier Avenue
North Grays Grays RM16 2SJ

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Asking price
£390,000

This lovely three bedroom semi detached house benefits from a double storey extension and is situated in a popular location within easy walking distance of local shops and schools. The property has recently been renovated to a high standard throughout and features include a large lounge/diner, beautiful fitted kitchen, breakfast room/study, good size bedrooms, west facing rear garden and off road parking for three vehicles. 360 VIRTUAL TOUR AVAILABLE.



- Lounge/diner 24'7 x 11'2<12'8
- Beautiful fitted kitchen 17'10 x 8' with integrated appliances
- Breakfast room/study 11'2 x 6'11
- Bedroom one 14'1 x 12' (into wardrobes)
- Bedroom two 12'2 x 10'9
- Bedroom three 12'2 x 8'7>5'11
- Stylish bathroom
- Separate toilet
- West facing rear garden approx 55'
- Off road parking for three vehicles



ENTRANCE

Opaque double glazed door leads to:

ENTRANCE PORCH

Double glazed windows to front and sides, smooth plastered ceiling, tiled floor. Door with opaque double glazed inserts and opaque double glazed side window leads to:

ENTRANCE HALL

Coved and smooth plastered ceiling, access to first floor, built-in under stairs storage cupboard, radiator, power points, fitted carpet.

LOUNGE/DINER

24'7 x 11'2<12'8 (7.49m x 3.40m<3.86m)

Double glazed square bay window to front, coved and smooth plastered ceiling, feature fireplace with raised hearth and attractive surround, inset coal effect fire, two radiators, power points, fitted carpet.

BREAKFAST ROOM/STUDY

11'2 x 6'11 (3.40m x 2.11m)

Double glazed window to side, coved and smooth plastered ceiling, built-in storage cupboard, radiator, power points, fitted carpet. Open plan to:

FITTED KITCHEN

17'10 x 8' (5.44m x 2.44m)

Double glazed window and double glazed patio doors lead to rear garden, coved and smooth plastered ceiling, extensive range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob, extractor, fridge/freezer, washing machine and dish washer, partly tiled walls, power points, tiled floor.,

FIRST FLOOR LANDING

Opaque double glazed window to side, coved and smooth plastered ceiling, access to partly boarded loft with light and accessed by ladder, fitted carpet.

BEDROOM ONE

14'1 x 12' (into wardrobes) (4.29m x 3.66m (into wardrobes))

Double glazed square bay window to front, coved and smooth plastered ceiling, range of fitted wardrobes, matching dressing unit, radiator, power points, fitted carpet.

BEDROOM TWO

12'2 x 10'9 (3.71m x 3.28m)

Double glazed window to rear, coved and smooth plastered ceiling, range of fitted wardrobes with matching bridging units, radiator, power points, fitted carpet.



BEDROOM THREE

12'2 x 8'7 max (3.71m x 2.62m max)

Double glazed window to rear, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

BATHROOM

Opaque double glazed window to front, smooth plastered ceiling with inset spotlights, suite comprising bath with independent shower unit above, shower screen and vanity unit with inset wash hand basin, heated towel rail, tiled walls, vinyl floor covering.

SEPARATE TOILET

Opaque double glazed window to side, coved and smooth

plastered ceiling with inset spotlights, suite comprising vanity unit with inset wash hand basin and low flush toilet, radiator, partly tiled walls, vinyl floor covering.

WEST FACING REAR GARDEN

in excess of 55' (in excess of 16.76m)

Immediate patio area, neatly laid lawn area with mature flower, shrub and tree borders, timber shed, outside tap. Side pedestrian access leads to:

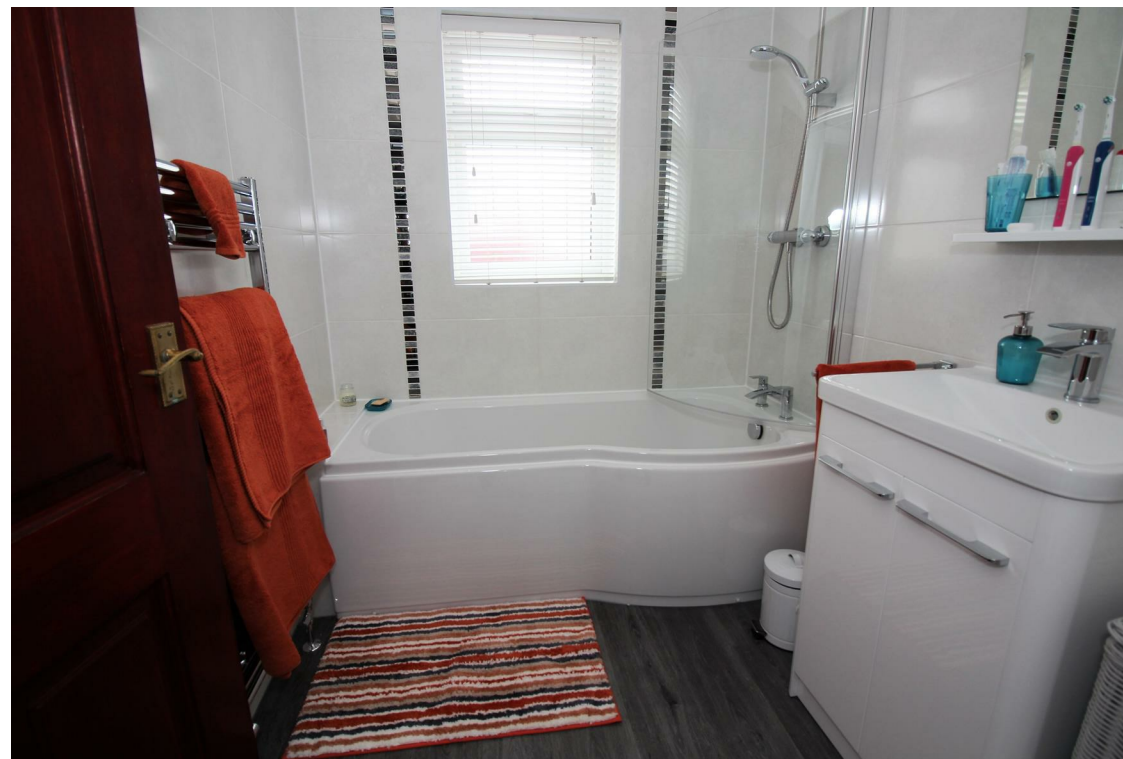
FRONT GARDEN

Brick paved providing off road parking for 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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37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: sales@kempsters.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(40-60) C			
(29-39) D			
(15-28) E			
(9-14) F			
(1-8) G			
Not energy efficient - higher running costs			
England & Wales		84	59
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(40-60) C			
(29-39) D			
(15-28) E			
(9-14) F			
(1-8) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		84	55
EU Directive 2002/91/EC			