



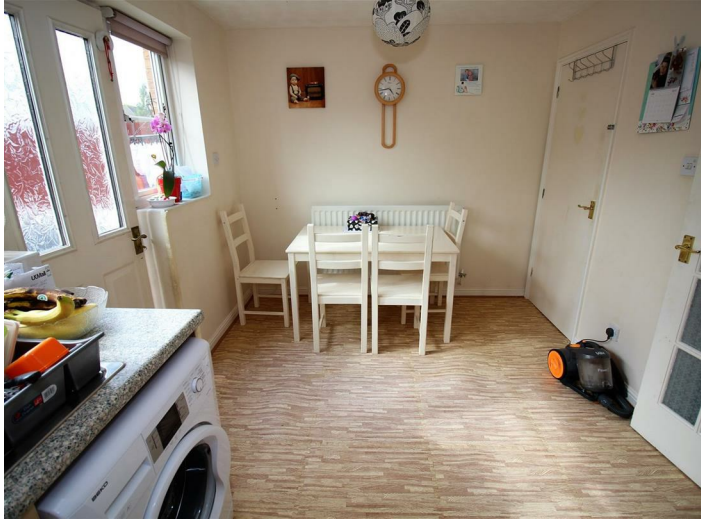
Kempsters
ESTATE AGENTS

12 St. Leonards Close
Grays RM17 6GT

2 1 1

Asking price
£270,000

This spacious two bedroom house is situated in a popular water front location within easy walking distance of Grays town centre. Features include a bright lounge, fitted kitchen/breakfast room, sunny west facing rear garden approx 37', off road parking and no onward chain. 360 VIRTUAL TOUR AVAILABLE



- Lounge 14'9 x 10'
- Fitted kitchen/breakfast room 13'2 x 8'8
- Bedroom one 13'4 x 9'3
- Bedroom two 13'4 x 8'1
- Bathroom
- Sunny west facing rear garden approx 37'
- Two parking spaces
- No onward chain

ENTRANCE HALL

Textured ceiling, access to first floor, radiator, fitted carpet.

LOUNGE

14'9 x 10' (4.27m'2.74m x 3.05m')

Double glazed window to front, coved and textured ceiling, feature fireplace with inset coal effect fire, radiator, power points, laminate floor.

FITTED KITCHEN/BREAKFAST ROOM

13'2 x 8'8 (3.96m'0.61m x 2.44m'2.44m)

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 concealed extractor, space for fridge/freezer and washing machine, built-in under stairs storage cupboard, wall mounted gas central heating boiler, part tiling to three walls, radiator, power points, vinyl floor covering.

FIRST FLOOR LANDING

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

BEDROOM ONE

13'4 x 9'3 (3.96m'1.22m x 2.74m'0.91m)

Double glazed window to rear, textured ceiling, radiator, power points, fitted carpet.

BEDROOM TWO

13'4 x 8'1 (3.96m'1.22m x 2.44m'0.30m)

Two double glazed windows to front, textured ceiling, built-in cupboard, radiator, power points, fitted carpet.

BATHROOM

Textured ceiling, extractor fan, suite comprising bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin and low flush toilet, radiator, vinyl floor covering.



SUNNY WEST FACING REAR GARDEN

in excess of 37' (in excess of 11.28m')

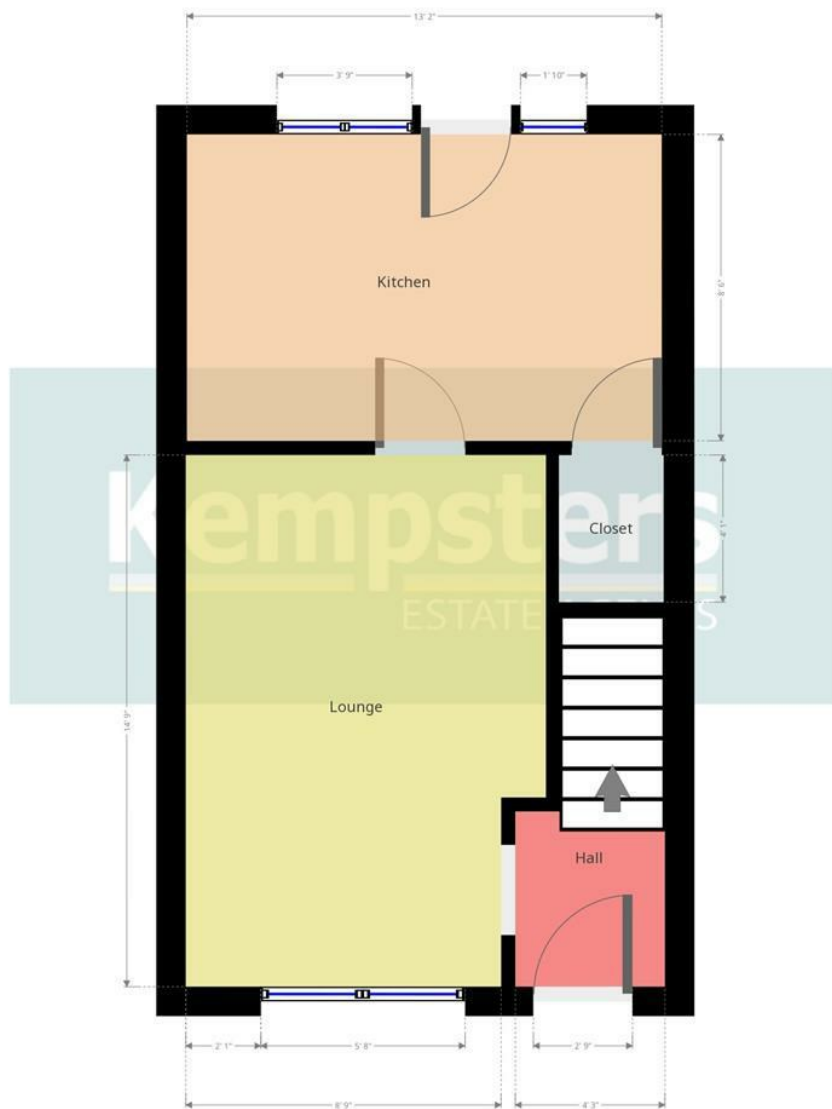
Laid to lawn with fence surround, timber shed, outside tap.

FRONT GARDEN

With driveway providing off road parking for two vehicles, decorative stone bed.







Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. 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 ...



Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. 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 ...

Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy. Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: sales@kempsters.com

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
<div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> <p> 92-100 A 81-91 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G </p>	73	79	<div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> <p> 91-101 A 80-89 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G </p>	72	78
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC			Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC		