



Kempsters
ESTATE AGENTS

9c Astley
Grays RM17 6UY

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Asking price
£285,000

This lovely 2 bed end of terrace house is situated in a great location close to Grays waterfront and within a few minutes walk of the town centre and c2c station. Features include a bright lounge, fitted kitchen/breakfast room, stylish bathroom, west facing rear garden with large summer house plus ample parking. 360 VIRTUAL TOUR AVAILABLE.



- Lounge 11'9 x 10'8
- Fitted Kitchen/Breakfast Room 13'10 x 9'8
- Bedroom One 12'3 (into wardrobe) x 10'9
- Bedroom Two 11'3 x 7'2
- Stylish Bathroom
- Sunny West Facing Rear Garden Approx 37'
- Two Parking Spaces
- Well Presented Throughout
- Great Location



ENTRANCE HALL

Coved and smooth plastered ceiling, access to first floor, fitted meter cupboard, radiator, laminate floor.

LOUNGE

11'9 x 10'8 (3.35m'2.74m x 3.05m'2.44m)

Double glazed bow window to front, coved and smooth plastered ceiling, large built-in under stairs storage cupboard, radiator, power points, laminate floor. Open plan through to:

KITCHEN/BREAKFAST ROOM

13'10 x 9'8 (3.96m'3.05m x 2.74m'2.44m)

Double glazed window and double glazed French doors lead to rear garden, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, matching breakfast bar, inset single drainer sink unit, integrated oven, hob, concealed extractor and dishwasher, space for washing machine and fridge/freezer, part tiling to three walls, radiator, power points, tiled floor.

FIRST FLOOR LANDING

Arched opaque double glazed window to side, smooth plastered ceiling, access to loft space, large built-in airing cupboard, fitted carpet.

BEDROOM ONE

12'3 (into wardrobes) x 9'8 (3.66m'0.91m (into wardrobes) x 2.74m'2.44m)

Double glazed arched window to front, smooth plastered ceiling, large built-in double wardrobe, built-in walk-in wardrobe (formerly an en suite which could be re-fitted), radiator, power points, laminate floor.

BEDROOM TWO

11'3 x 7'2 (3.35m'0.91m x 2.13m'0.61m)

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



BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling, suite comprising bath with mixer tap and shower attachment, vanity unit with inset wash hand basin and low flush toilet, radiator, tiling to three walls, radiator, vinyl floor tiles.

SUNNY WEST FACING REAR GARDEN

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

Immediate patio area, remainder laid with artificial lawn, raised shrub borders, large summer house, outside tap, outside power points, side access leads to:

FRONT GARDEN

Laid with decorative stone, mature shrubs.

PARKING

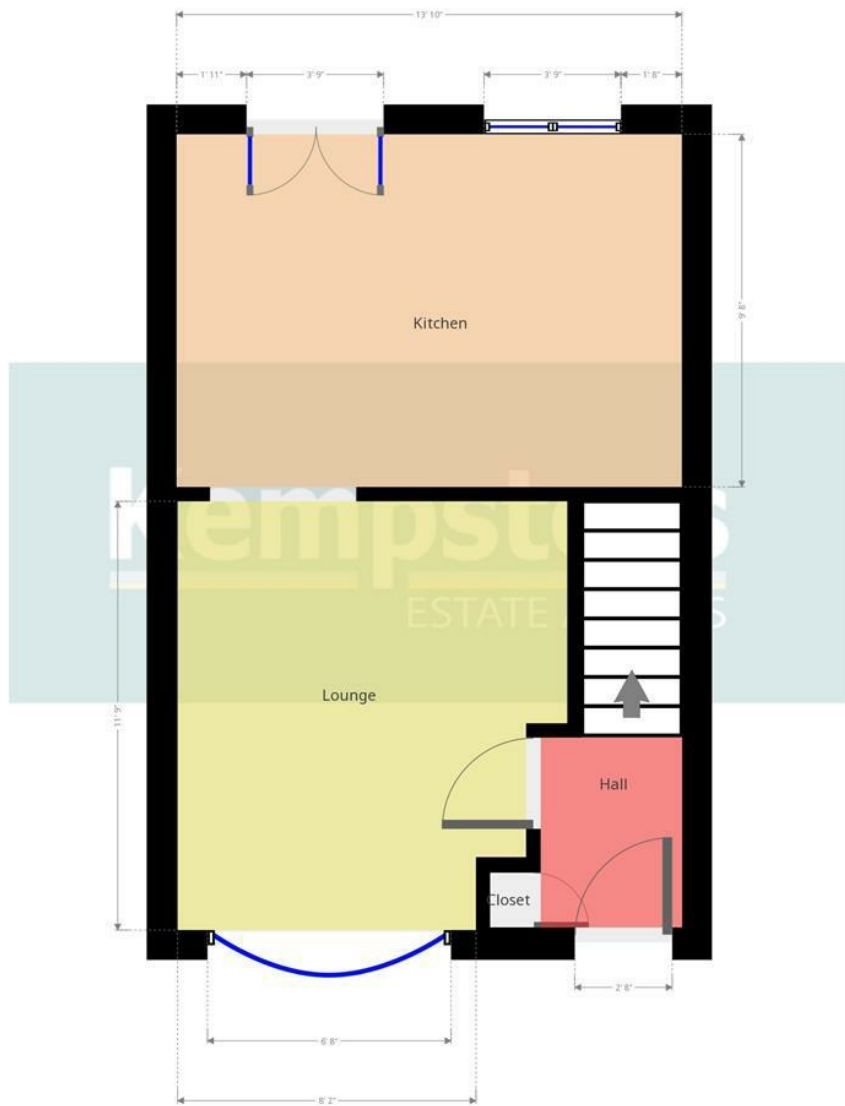
Two parking spaces in nearby bay.



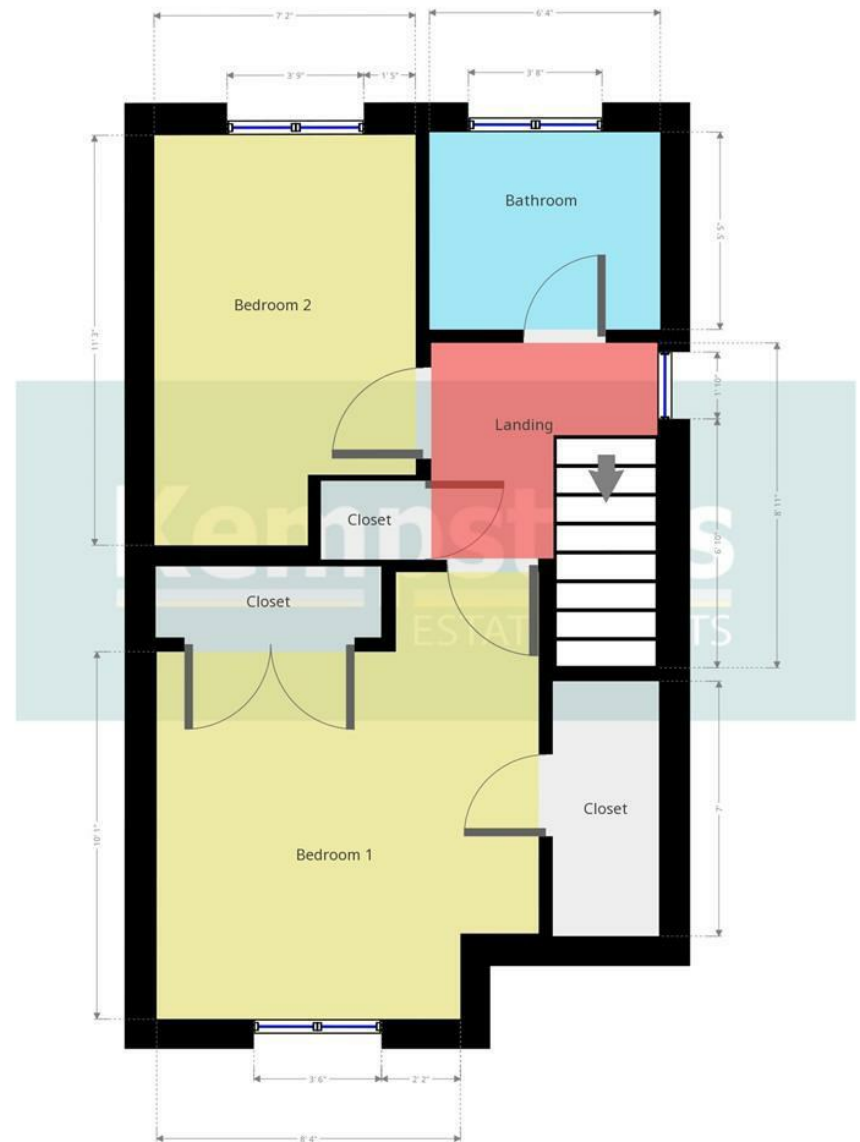








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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (82 plus) A (61-81) B (40-60) C (29-40) D (19-28) E (9-18) F (1-8) G Not energy efficient - higher running costs			
70	71	71	72
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	