



**Kempsters**  
ESTATE AGENTS

55 Saxton Close  
Grays RM17 6FB

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Asking price  
**£235,000**

This outstanding two double bedroomed coach house was formerly the show home on this popular development which is just a short walk from Grays town centre and c2c rail station. The property has been maintained to a high standard throughout and features include an open plan lounge/kitchen, en suite to bedroom one, stylish bathroom plus carport.



- Open Plan Lounge/Kitchen/Diner 19'7 x 15'2
- Master Bedroom 13'10 x 9'11
- Bedroom Two 10'4 x 9'5
- Stylish En Suite Bathroom 8'1 x 5'8
- Bathroom 6'6 x 5'8
- Central Heating
- Double Glazing
- Covered Carport and Visitor Parking
- Close to Town Centre

### ENTRANCE HALL

Door leads into a small entrance hallway with textured ceiling, smooth painted walls, laminated wood floor and carpeted stairs leading to first floor accommodation.

### OPEN PLAN LOUNGE/KITCHEN/DINER

19'7 x 15'2 (5.97m x 4.62m)

Smooth painted ceiling, smooth painted walls, double glazed windows to front and rear aspects, laminated wooden floor, three radiators, kitchen area has a range of black and white wall and base units with contrasting work surface, electric oven with electric hob with extractor over and built in fridge freezer,

### BEDROOM ONE

13'10 x 9'11 (4.22m x 3.02m)

Smooth ceiling with painted and papered walls, double glazed window to front aspect, carpeted floor, radiator, fitted wardrobes with sliding doors and a door leading into:-

### EN SUITE

8'1 x 5'8 (2.46m x 1.73m)

Smooth painted ceiling and partially tiled and smooth painted walls, double glazed window to front aspect, tiled floor, large walk in shower, stylish hand wash basin and low flush WC, extractor fan, heated towel rail and shaver point.

### BEDROOM TWO

10'4 x 9'5 (3.15m x 2.87m)

Smooth ceiling and smooth painted walls, double glazed window to rear aspect, laminated wood floor and radiator.

### BATHROOM

6'6 x 5'8 (1.98m x 1.73m)

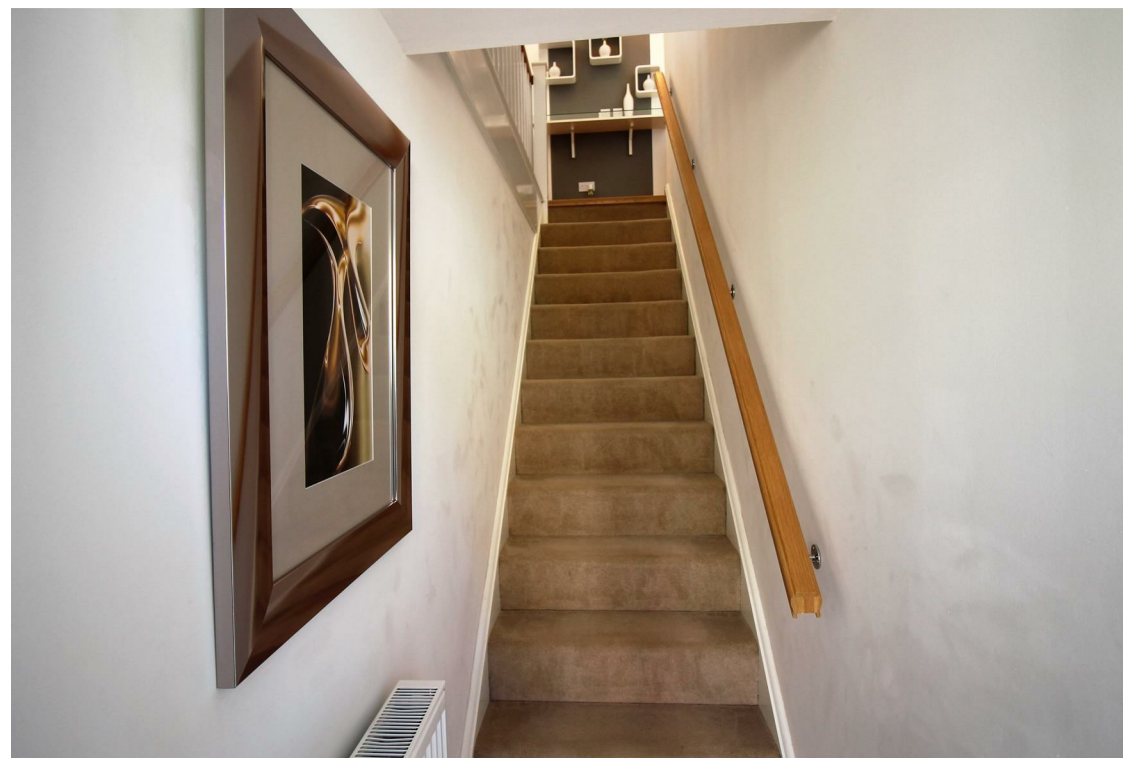
Smooth ceiling with partially tiled walls, tiled floor, bath with shower fitting, shower curtain, stylish wash hand basin, extractor and low flush WC.

### EXTERIOR



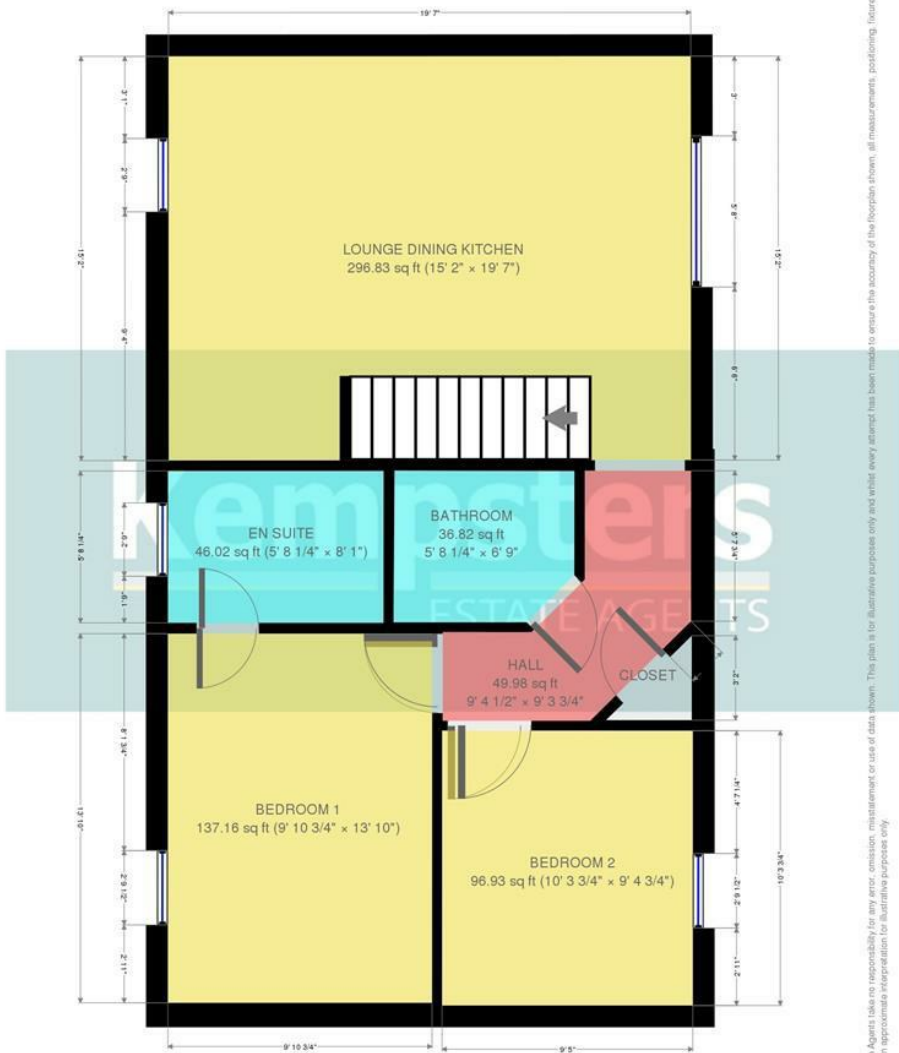
The property has a covered carport and visitor parking and has a small garden area at the front.











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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (85 plus) <b>A</b> (81-85) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (27-38) <b>F</b> 1-26 <b>G</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b> (61-81) <b>B</b> (40-60) <b>C</b> (29-40) <b>D</b> (19-28) <b>E</b> (9-18) <b>F</b> 1-8 <b>G</b>	
79	79	81	81
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO <sub>2</sub> emissions EU Directive 2002/91/EC	
England & Wales		England & Wales	