



Kempsters
ESTATE AGENTS

138 Dock Road
Little Thurrock Grays RM17 6HD

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Asking price
£310,000

This two bedroomed semi detached bungalow is situated in the 'ever popular' Little Thurrock location. The property requires a fair degree of modernisation, yet offers tremendous potential, and is offered with no onward chain.



- Lounge 15'10 x 11'7
- Kitchen 12'6 x 8'5
- Utility 9' x 6'6
- Lean To 14'1 x 6'5
- Conservatory 11' x 7'9
- Bedroom One 12'6 x 11'6
- Bedroom Two 12'7 x 8'6
- Shower Room
- Sunny South Facing Rear Garden Approx 80'
- Small Garage Plus Ample Off Road Parking

ENTRANCE HALL

Coved ceiling, built-in airing cupboard housing gas central heating boiler, radiator, parquet flooring.

BEDROOM ONE

12 x 11'6 (3.66m x 3.35m'1.83m)

Double glazed window to front, coved ceiling, two fitted wardrobes with matching bridging units and bedside cabinets, radiator, power points, parquet flooring.

BEDROOM TWO

12'7 x 8'6 (3.66m'2.13m x 2.44m'1.83m)

Double glazed bay window to front, coved ceiling, two fitted wardrobes with matching bridging units, radiator, power points, parquet flooring.

SHOWER ROOM

Opaque double glazed window to side, access to loft space, suite comprising walk-in shower unit, pedestal wash hand basin and low flush toilet, radiator, tiled walls, vinyl flooring.

LOUNGE

15'10 x 11'7 (4.57m'3.05m x 3.35m'2.13m)

Double glazed patio doors lead to lean to, coved ceiling, radiator, power points, parquet flooring.

KITCHEN

12'6 x 8'5 (3.66m'1.83m x 2.44m'1.52m)

Window and opaque double glazed door lead to utility, coved ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and concealed extractor, tiled walls, power points, laminate floor.

UTILITY

9' x 6'6 (2.74m' x 1.83m'1.83m)

Windows to rear and side, space and plumbing for washing machine, further appliance spaces, power points, tiled floor.



LEAN TO

14'1 x 6'5 (4.27m'0.30m x 1.83m'1.52m)

Windows to rear and side, power points, laminate floor. Open plan to:

CONSERVATORY

11' x 7'9 (3.35m' x 2.13m'2.74m)

Double glazed windows to rear and side, double glazed French doors lead to rear garden, power points, laminate floor.

SUNNY SOUTH FACING REAR GARDEN

in excess of 80' (in excess of 24.38m')

Immediate patio area, brick built shed, lawn area with mature shrubs and fruit trees, raised decking area, timber shed, concrete hard standing at rear. Side access with outside tap and personal door to:

ATTACHED GARAGE

Suitable for a small car only.

FRONT GARDEN

Brick paved providing off road parking for several vehicles, raised shrub bed.















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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		86	Very environmentally friendly - lower CO ₂ emissions (82 plus) A		85
(81-81) B			(81-81) B		
(69-69) C			(69-69) C		
(55-55) D	64		(55-55) D	60	
(39-39) E			(39-39) E		
(27-27) F			(27-27) F		
(1-1) G			(1-1) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		