



**Kempsters**  
ESTATE AGENTS

35 Milton Road  
Grays RM17 5EY

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Offers in the region  
**£260,000**



**This three bedroomed house is situated just a few moments walk from Grays town centre and is offered with no onward chain. The property is in need of modernisation throughout which has been reflected in the asking price.**



- Lounge 14'3 x 11'3
- Dining Room 11'11 x 9'10
- Kitchen 9'11 x 9'10
- Ground Floor Bathroom
- Bedroom One 15'1 x 12'
- Bedroom Two 11'11 x 9'9
- Bedroom Three 9'11 x 9'11
- West Facing Rear Garden
- No Onward Chain
- Close To Town Centre





### ENTRANCE HALL

Access to first floor, built-in under stairs storage cupboard, power points, carpet.

### LOUNGE

14'3 x 11'3 (4.34m x 3.43m)

Double glazed bay window to front, coved and textured ceiling, picture rail, radiator, power points, carpet.

### DINING ROOM

11'11 x 9'10 (3.35m'3.35m x 3.00m)

Double glazed window to rear, picture rail, tiled fireplace, radiator, power points, carpet.

### KITCHEN

9'11 x 9'10 (3.02m x 3.00m)

Double glazed window to side, base level units with contrasting work surfaces, inset single drainer sink unit, ample appliance spaces, wall mounted gas central heating boiler, built-in cupboard, power points, vinyl flooring.

### INNER LOBBY

Door to lean to, wall mounted cupboard, appliance space, power points, vinyl flooring.

### LEAN TO

With door leading to garden, power points.

### GROUND FLOOR BATHROOM

Opaque glazed window to rear, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and high flush toilet, radiator.

### FIRST FLOOR LANDING

Access to loft space, fitted cupboard, carpet.

### BEDROOM ONE

15' x 12' (4.57m x 3.66m)

Two double glazed windows to front, feature fireplace, built-in cupboard, radiator, power points, carpet.



### BEDROOM TWO

11'11 x 9'9 (3.63m x 2.97m)

Double glazed window to rear, feature fireplace, built-in cupboard, radiator, power points, carpet.

### BEDROOM THREE

9'11 x 9'11 (3.02m x 3.02m)

Double glazed window to rear, radiator, power points, carpet.

### WEST FACING REAR GARDEN

in excess of 40' (in excess of 12.19m)

Patio area, in need of some attention.

### FRONT GARDEN

Laid with decorative pebbles, dwarf wall surround.





Mon - Sat  
9 am - 6 pm  
Permit  
holders  
only

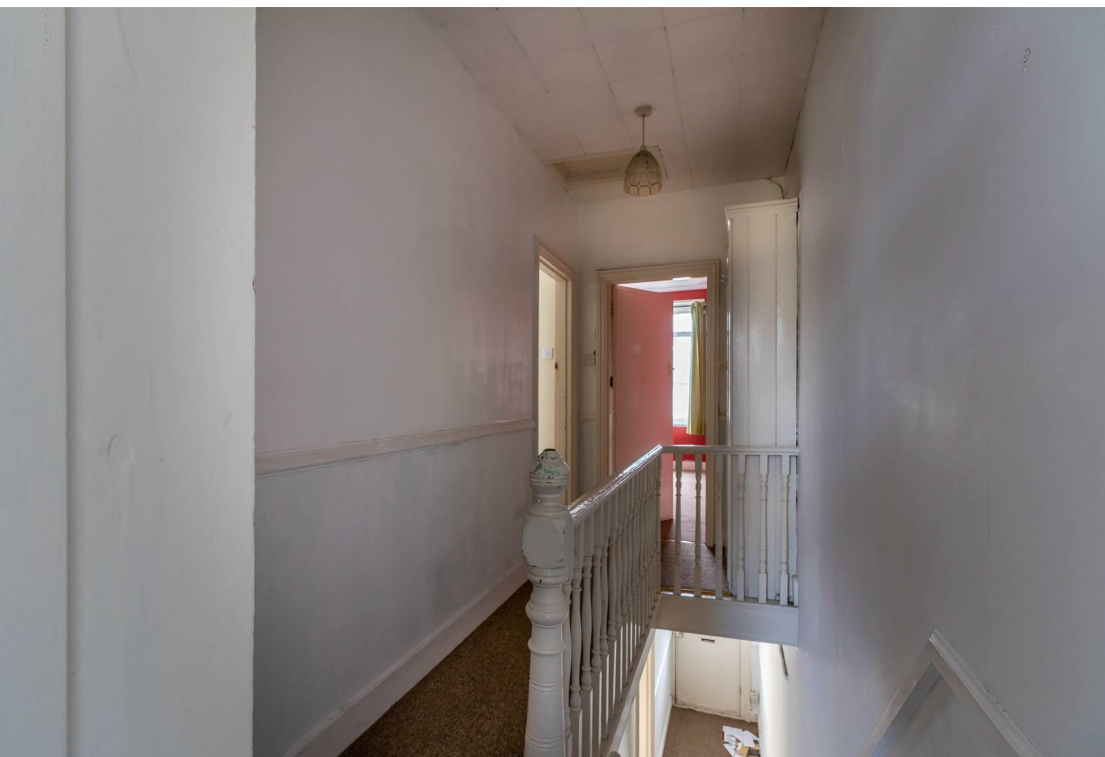
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THURROCK COUNCIL

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