



Kempsters
ESTATE AGENTS

86 Brooke Road
Grays RM17 5BN

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Asking price
£280,000

This well presented two bedroomed house is situated just a few moments walk from Grays town centre. Features include two receptions, fitted kitchen, ground floor toilet, first floor bathroom (directly off of bedroom one), loft room, approx 30' rear garden plus garage at rear.



- Lounge (Currently used as an extra bedroom)
- Dining Room 12'2 x 9'10<12'6
- Fitted Kitchen 10'10 x 6'6
- Ground Floor Toilet
- Bedroom One 12'2 x 9'11
- En Suite Bathroom 10'11 x 6'8
- Bedroom Two 12'2 x 10'5
- Loft Room (Accessed By Ladder)
- Rear Garden Approx 30'
- Garage At Rear

ENTRANCE PORCH

Laminate floor. Partially opaque double glazed door to:

ENTRANCE HALL

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

LOUNGE (CURRENTLY USED AS AN EXTRA BEDROOM)

10'5 x 8'5 (3.05m'1.52m x 2.44m'1.52m)

Double glazed window to front, smooth plastered ceiling, radiator, power points, laminate floor.

DINING ROOM

12'2 x 9'10<12'6 (3.66m'0.61m x

2.74m'3.05m<3.66m'1.83m)

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

KITCHEN

10'10 x 6'6 (3.05m'3.05m x 1.83m'1.83m)

Two double glazed windows to side, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob and canopy with extractor, space for fridge, freezer and washing machine, heated towel rail, partly tiled walls, power points, tile effect laminate floor.

INNER LOBBY

Opaque double glazed door leads to rear garden, textured ceiling, laminate floor.

GROUND FLOOR TOILET

Smooth plastered ceiling, suite comprising wash hand basin and low flush toilet, partly tiled walls, vinyl flooring.

SMALL FIRST FLOOR LANDING

Smooth plastered ceiling, fitted carpet.

BEDROOM ONE

12'2 x 9'11 (3.66m'0.61m x 2.74m'3.35m)

Double glazed window to rear, smooth plastered ceiling with inset spotlights, radiator, power points, laminate floor.



EN SUITE BATHROOM

10'1 x 6'8 (3.05m'0.30m x 1.83m'2.44m)

Opaque double glazed window to side, smooth plastered ceiling, suite comprising bath with independent shower unit above, shower screen, vanity unit with inset wash hand basin and low flush toilet, large built-in storage cupboard, fitted cupboard housing gas central heating boiler, heated towel rail, tiled floor.

BEDROOM TWO

12'2 x 10'5 (3.66m'0.61m x 3.05m'1.52m)

Double glazed window to front, smooth plastered ceiling with inset spotlights, access to loft room, built-in storage cupboard, radiator, power points, laminate floor.

LOFT ROOM

Accessed via ladder with 'Velux' style window to rear.

REAR GARDEN

Two decking areas, small lawn area, outside tap. Personal door to:

GARAGE

With power and light, approached via rear vehicular access.

FRONT GARDEN

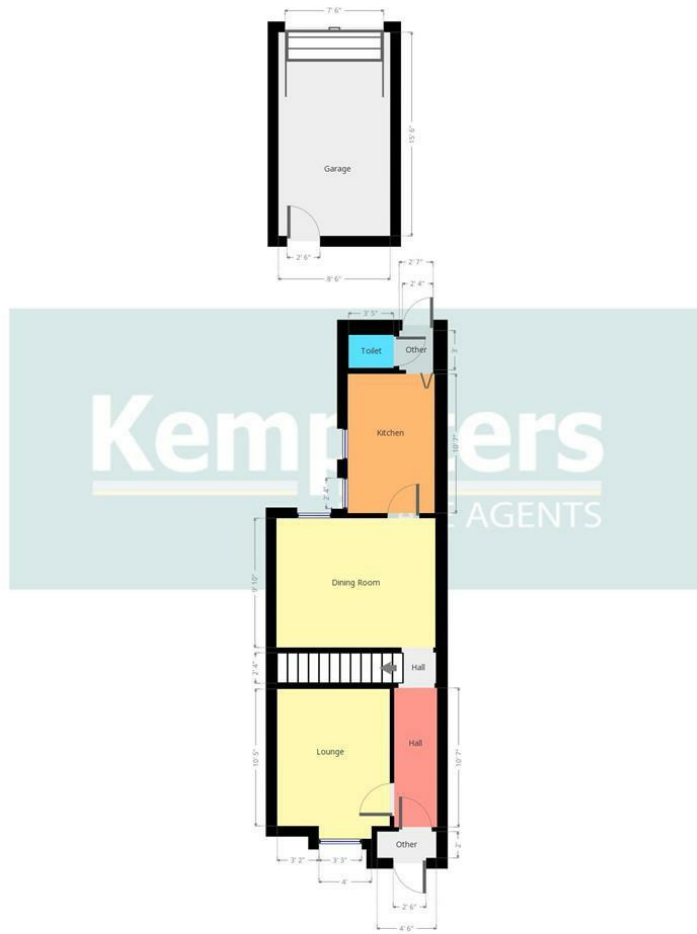
With wall surround.







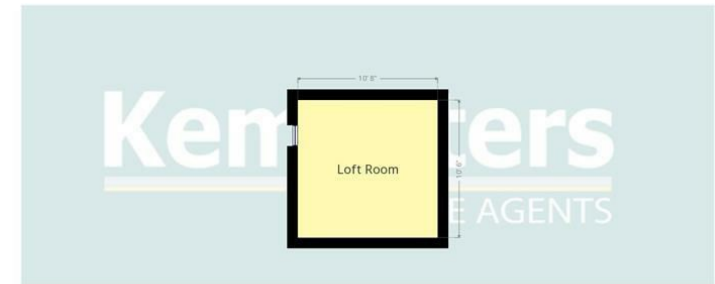




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No appliances or main services have been checked.

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