



Kempsters

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ESTATE AGENTS

Brambles Grosvenor Road
Orsett Grays RM16 3BT

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Asking price
£360,000

This spacious three bedroomed semi detached house is situated in a great location offering easy access to A13/M25 road links and is offered with no onward chain. The property requires a fair degree of modernisation and offers tremendous scope for extension (subject to planning permission).



- Lounge 19'6 x 13'11>11'7
- Kitchen/Diner 19'6 x 8'4
- Ground Floor Shower room
- Bedroom One 13'8 x 10'5
- Bedroom Two 12'3 x 8'2
- Bedroom Three 8'9 x 6'10
- Usable Loft Room 18'10 x 11'9
- Rear Garden Approx 48' x 40'
- Garage Plus Off Road Parking For Several Vehicles
- Tremendous Scope For Extension (subject to planning permission)



ENTRANCE HALL

Smooth plastered ceiling, tiled floor.

GROUND FLOOR SHOWER ROOM

Opaque double glazed window to rear, textured ceiling, suite comprising pedestal wash hand basin and low flush toilet, heated towel rail, shower and tiled floor.

LOUNGE

19'6 x 13'11 reducing to 11'7 (5.79m'1.83m x 3.96m'3.35m reducing to 3.35m'2.13m)

Double glazed window to front, textured ceiling, access to first floor, under stairs storage cupboard, two radiators, power points, fitted carpet.

KITCHEN/DINER

19'6 x 8'4 (5.79m'1.83m x 2.44m'1.22m)

Two double glazed windows to rear, half double glazed door to side, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and canopy with extractor, ample appliance spaces, concealed gas central heating boiler, radiator, power points, vinyl flooring.

FIRST FLOOR LANDING

Double glazed window to side, textured ceiling, fitted carpet. Access via ladder to:

USABLE LOFT ROOM

18'10 x 11'9 (5.74m x 3.58m)

Two 'Velux' style windows to rear, built-in eaves storage cupboards, fitted carpet.

BEDROOM ONE

13'8 x 10'5 (4.17m x 3.18m)

Double glazed window to front, textured ceiling, built-in storage cupboard, radiator, power points, fitted carpet.

BEDROOM TWO

12'3 x 8'2 (3.73m x 2.49m)

Double glazed window to rear, textured ceiling, radiator, power points, fitted carpet.



BEDROOM THREE

8'9 x 6'10 (2.67m x 2.08m)

Double glazed window to front, textured ceiling, radiator, built-in cupboard, power points, fitted carpet.

BATHROOM

6'9 x 5'9 (2.06m x 1.75m)

Opaque double glazed window to rear, textured ceiling, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, heated towel rail, partly tiled walls, tiled floor.

REAR GARDEN

in excess of 48' x in excess of 40' (in excess of 14.63m' x in excess of 12.19m')

Crazy paved patio area, remainder laid to lawn with fence surround.

FRONT GARDEN

Lawn area with mature tree. Hard standing providing off road parking for several vehicles and leading to:

GARAGE

With up and over door.

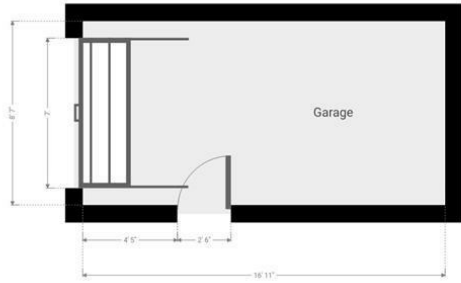
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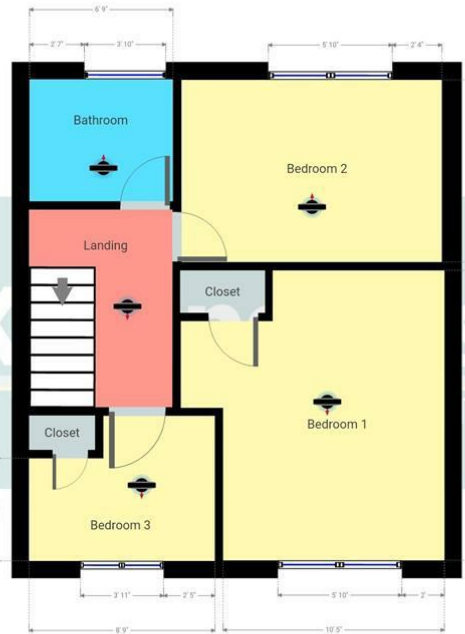




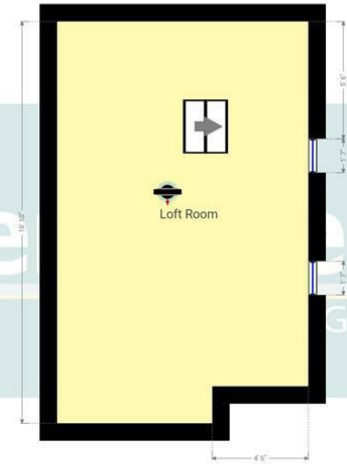




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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	