



Kempsters
ESTATE AGENTS

57 Long Lane
Stifford Clays Grays RM16 2PL

3 1 1

Asking price
£309,950

PUBLIC NOTICE - 57 Long Lane Grays RM16 2PL - We are in receipt of an offer of £331,000 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.



- Double Glazing
- Lounge/Diner 20'7 x 10' <11'3
- Kitchen 9'9 x 8'4
- Bedroom One 11'9 x 11'3
- Bedroom Two 13'11 x 8'11
- Bedroom Three 8'7 x 8'1
- Bathroom And Separate Toilet
- Rear Garden Approx 47'
- Potential To Create Off Road Parking
- No Onward Chain

ENTRANCE PORCH

Double glazed windows to front and side, vinyl flooring. Half opaque glazed door with opaque glazed side window leads to:

ENTRANCE HALL

Access to first floor, radiator, carpet.

LOUNGE/DINER

20'7 x 10' < 11'3 (6.10m'2.13m x 3.05m'<3.35m'0.91m)

Double glazed window to front, double glazed patio doors lead to rear garden, textured, two radiators, power points, carpet.

KITCHEN

9'9 x 8'4 (2.74m'2.74m x 2.44m'1.22m)

Double glazed window to rear, base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, ample appliance spaces, built-in under stairs airing/storage cupboard, fitted meter cupboard, radiator, power points, vinyl flooring.

INNER HALLWAY

Partially opaque glazed doors to front and rear, built-in storage cupboard, potential to create a breakfast area or utility area.

FIRST FLOOR LANDING

Double glazed window to, access to loft space, power point, carpet.

BEDROOM ONE

11'9 x 11'3 (3.35m'2.74m x 3.35m'0.91m)

Double glazed window to front, three double fitted wardrobes, inset dressing unit, radiator, power points.

BEDROOM TWO

13'11 x 8'11 (3.96m'3.35m x 2.44m'3.35m)

Double glazed window to front, built-in wardrobe, radiator, power points, carpet.

BEDROOM THREE

8'7 x 8'1 (2.44m'2.13m x 2.44m'0.30m)

Double glazed window to rear, built-in wardrobe, radiator, power points.



BATHROOM

Opaque double glazed window to rear, suite comprising bath with independent shower unit above and vanity unit with inset wash hand basin, heated towel rail, tiled walls, vinyl flooring.

SEPARATE TOILET

Opaque double glazed window to rear, low flush toilet, vinyl flooring.

REAR GARDEN

in excess of 47' (in excess of 14.33m')

Concrete patio area, remainder laid to lawn with flower, shrub and tree borders. Side access leads to:

FRONT GARDEN

Laid to lawn with hedge borders, dwarf wall surround. Potential to create off road parking for two/three vehicles.











Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(27-38) F			
(1-26) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(40-60) C			
(25-39) D			
(9-24) E			
(1-8) F			
(0-7) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	