



**Kempsters**  
ESTATE AGENTS

32 Church Street  
Grays RM17 6EG

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Asking price  
**£255,000**



**This well presented two bedroomed house is situated in a convenient location close to local shops, schools and within easy walking distance of Grays town centre. Features include gas central heating (new boiler), double glazing, two receptions, fitted kitchen, ground floor shower room plus a sunny south facing rear garden.**



- Lounge 12' x 9'10
- Dining Room 12' x 9'10
- Fitted Kitchen 8' x 6'4
- Lean To/Utility
- Ground Floor Shower Room
- Bedroom One 12' x 10'6
- Bedroom Two 10'11<12' x 9'10
- South Facing Rear Garden Approx 45'
- Easy Walking Distance To Grays Town Centre
- Close To Local Shops And Primary Schools



### ENTRANCE PORCH

Opaque double glazed window to front, textured ceiling, tiled floor. Opaque glazed door to:

### LOUNGE

12pm x 9'10 (3.66mpm x 2.74m'3.05m)

Double glazed window to front, coved and textured ceiling, feature fireplace, two fitted storage cupboards, radiator, power points, laminate floor.

### OPEN PLAN INNER LOBBY

Access to first floor, laminate floor.

### DINING ROOM

12' x 9'10 (3.66m' x 2.74m'3.05m)

Double glazed window to rear, coved ceiling, built-in under stairs storage cupboard, feature fireplace, radiator, power points, laminate floor.

### KITCHEN

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

Double glazed window and half double glazed door to side, textured ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and concealed extractor, partly tiled walls, power points, tiled floor.

### LEAN TO/UTILITY

Half glazed door leads to rear garden, work surface with space beneath for washing machine and tumble dryer, space for fridge/freezer, power points, tiled floor.

### SHOWER ROOM

Opaque double glazed window to rear, coved and textured ceiling, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush toilet, partly tiled walls, extractor fan, tiled floor.

### FIRST FLOOR LANDING

Access to loft space, fitted carpet.



### BEDROOM ONE

12' x 10'6 (3.66m' x 3.05m'1.83m)

Double glazed window to front, built-in wardrobe, radiator, power points, new carpet (to be fitted).

### BEDROOM TWO

10'11<12' x 9'10 (3.05m'3.35m<3.66m' x 2.74m'3.05m)

Double glazed window to rear, textured ceiling, range of fitted wardrobes with matching dressing unit, cupboard housing new gas central heating boiler, radiator, power points, fitted carpet.

### SOUTH FACING REAR GARDEN

in excess of 45' (in excess of 13.72m')

Immediate decking area, lawn area with flower and shrub border, large timber shed, rear access.

### FRONT GARDEN

With wall surround.





















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