



This spacious four bedroomed end of terrace house is situated in a great location just a short stroll from Holy Cross primary school and within easy walking distance of local shops and c2c train station. The property requires a fair degree of modernisation yet offers tremendous potential for improvement and is offered with no onward chain.

- Lounge 15'2 x 12'4
- Kitchen/Diner 18'6 x 8'4
- Conservatory 16'11 x 6'7
- Ground Floor Cloakroom
- Bedroom One 21'4 x 10'2
- Stylish Shower Room
- Rear Garden 40'
- Integral Garage 22'3 x 10'3
- Off Road Parking For Four Vehicles
- No Onward Chain



ENTRANCE PORCH

Double glazed windows to front and sides, tiled floor. Partially opaque glazed door with opaque glazed side windows leads to:

ENTRANCE HALL

Coved ceiling, access to first floor, radiator, fitted carpet.

LOUNGE

15'2 x 12'4 (4.57m'0.61m x 3.66m'1.22m)

Double glazed window to front, coved ceiling, radiator, power points, fitted carpet.

KITCHEN/DINER

18'6 x 8'4 (5.49m'1.83m x 2.44m'1.22m)

Double glazed window and opaque glazed door to rear, coved ceiling, range of base and eye level units with rolled edge work surfaces, inset single drainer sink unit, ample appliance spaces, tiling to three walls, built-in under stairs storage cupboard, radiator, power points, vinyl flooring.

CONSERVATORY

16'11 x 6'7 (4.88m'3.35m x 1.83m'2.13m)

Double glazed windows and double glazed patio doors lead to rear garden, fitted cupboards to one wall, door to garage, tiled floor.

GROUND FLOOR CLOAKROOM

Opaque double glazed window to side, suite comprising wash hand basin and low flush toilet, tiled floor.

FIRST FLOOR LANDING

Access to loft space, built-in airing cupboard, fitted carpet.

BEDROOM ONE

21'4 x 10'2 (6.40m'1.22m x 3.05m'0.61m)

Double glazed windows to front and rear, two radiators, power points, fitted carpet.

BEDROOM TWO

11'6 max x 9'9 (3.35m'1.83m max x 2.74m'2.74m)

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

BEDROOM THREE

10'9 x 9'6 (3.05m'2.74m x 2.74m'1.83m)

Double glazed window to front, coved ceiling, radiator, power points, fitted carpet.



BEDROOM FOUR

8'9 x 7'9 (2.44m'2.74m x 2.13m'2.74m)

Double glazed window to front, coved ceiling, fitted storage cupboard with draws, power points, fitted carpet.

SHOWER ROOM

Two opaque double glazed windows to rear, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush toilet, tiled walls, extractor fan, radiator, tiled floor.

REAR GARDEN

40' (12.19m')

Immediate patio area, remainder laid to lawn with fence surround, timber shed.

INTEGRAL GARAGE

22'2 x 10'3 (6.71m'0.61m x 3.05m'0.91m)

With power and light. Wall mounted gas central heating boiler.

FRONT GARDEN

Brick paved providing off road parking for four vehicles.











Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy, Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

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Energy Efficiency Rating

Technology	Current	Net zero
Very energy efficient - lower running costs	100-100%	100-100%
(95-99%)	A	A
(90-94%)	B	B
(85-89%)	C	C
(80-84%)	D	D
(75-79%)	E	E
(70-74%)	F	F
(65-69%)	G	G
Not energy efficient - higher running costs		

EU Directive 2009/28/EC

England & Wales

Environmental Impact (CO₂) Rating

Technology	Current	Net zero
Very environmentally friendly - lower CO ₂ emissions	100-100%	100-100%
(92-99%)	A	A
(81-91%)	B	B
(69-80%)	C	C
(55-68%)	D	D
(39-54%)	E	E
(21-38%)	F	F
(1-20%)	G	G
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2009/28/EC

England & Wales