



Kempsters

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5 Cherry Tree Close
Little Thurrock Grays RM17 6JA

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Asking price
£260,000

This lovely two bedroomed ground floor maisonette is situated in the popular area of Little Thurrock and lies within walking distance of local shops, schools and Grays town centre. The property has been well maintained throughout and features include a bright lounge overlooking the south facing rear garden, fitted kitchen, stylish bathroom, garage plus two parking spaces, long lease and no service charges.

- Long Lease Of Approximately 158 Years And No Service Charges
- Own South Facing Rear Garden
- Lounge 14'6 x 10'3
- Fitted Kitchen 7'8 x 7'8
- Bedroom One 11'3 x 10'
- Bedroom Two 8'7 x 8'
- Stylish Bathroom
- Garage Plus Two Parking Spaces In Front



ENTRANCE HALL

Coved and smooth plastered ceiling, large walk-in storage cupboard, radiator, power point, laminate floor.

LOUNGE

14'6 x 10'3 (4.27m'1.83m x 3.05m'0.91m)

Double glazed patio doors lead to rear garden, coved and smooth plastered ceiling, radiator, power points, laminate floor.

KITCHEN

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

Double glazed window to rear, coved and smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, fitted extractor canopy, space for gas cooker, washing machine and fridge/freezer, wall mounted gas central heating boiler, part tiling to two walls, radiator, power points, laminate floor.

BEDROOM ONE

11'3 x 10' (3.35m'0.91m x 3.05m')

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

BEDROOM TWO

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

Double glazed window to front, coved and smooth plastered ceiling, large built-in cupboard, radiator, power points, fitted carpet.

BATHROOM

Opaque double glazed window to side, smooth plastered ceiling, suite comprising bath with independent shower unit above, shower screen, pedestal wash hand basin and low flush toilet, part tiling to three walls, heated towel rail,

OWN REAR GARDEN

Neatly laid lawn area with mature flower and shrub borders, side access leads to front.



GARAGE AND PARKING

Garage in adjacent block with space for two vehicles in front.

LEASE TERM, GROUND RENT AND COUNCIL TAX

Approximately 158 years remaining on lease

Ground Rent: £116.35 per year

Council Tax: Band B

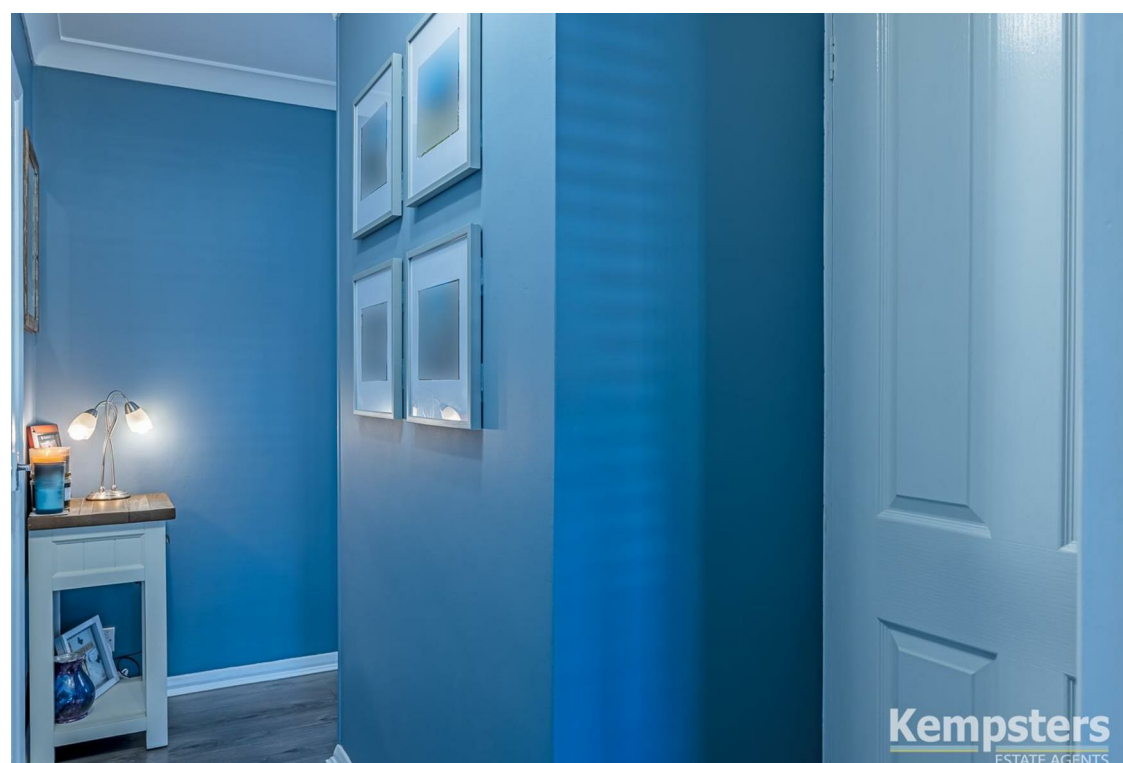
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (10 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (27-38) F 1-26 G		Very environmentally friendly - lower CO ₂ emissions (10 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		Not environmentally friendly - higher CO ₂ emissions England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	