



Kempsters

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ESTATE AGENTS

11 Rosedale Road  
Little Thurrock Grays RM17 6AD

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Asking price  
**£299,995**



This two bedroomed house is situated in the 'ever popular' Little Thurrock location and lies within easy walking distance of local schools, Grays town centre and train station. Features include two receptions, fitted kitchen, lean to, first floor bathroom, south facing rear garden approx 35' plus garage at rear.



- Popular Location
- Walking Distance To Local Schools, Grays Town Centre and Train Station
- Lounge
- Dining Room
- Kitchen
- Lean To
- First Floor Bathroom
- South Facing Rear Garden Approx 35'
- Garage At Rear





## ENTRANCE PORCH

Fitted carpet. Door to:

## LOUNGE

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

Double glazed half bay window to front, coved and textured ceiling, access to first floor, feature fireplace, radiator, power points, fitted carpet.

## DINING ROOM

12'1 x 10' (3.66m'0.30m x 3.05m')

Double glazed window to rear, coved and textured ceiling, radiator, power points, laminate floor.

## KITCHEN

13'10 x 6'11 (3.96m'3.05m x 1.83m'3.35m)

Double glazed window to side, double glazed window and double glazed door lead to lean to, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven and hob, fitted extractor, ample appliance spaces, wall mounted gas central heating boiler, radiator, power points, laminate floor.

## LEAN TO

8' x 6'3 (2.44m' x 1.83m'0.91m)

Double glazed windows to rear and side, door leads to rear garden, vinyl flooring.

## FIRST FLOOR LANDING

Radiator, fitted carpet.

## BEDROOM ONE

12'2 x 9'11 (3.66m'0.61m x 2.74m'3.35m)

Double glazed window to front, textured ceiling, two fitted wardrobes, radiator, power points, carpet.

## BEDROOM TWO

10'1 x 9'1 (3.05m'0.30m x 2.74m'0.30m)

Double glazed window to rear, door giving access to wooden staircase leading into loft, radiator, power points, fitted carpet.



## BATHROOM

13'7 x 6'10 (3.96m'2.13m x 1.83m'3.05m)

Opaque double glazed window to rear, textured ceiling, suite comprising bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin and low flush toilet, part tiling to two walls, radiator, vinyl flooring.

## REAR GARDEN

in excess of 35' (in excess of 10.67m')

Immediate patio area, vegetable plot, shed and access to garage.

## GARAGE

Approached via rear access.

## FRONT GARDEN

With wall surround.

## COUNCIL TAX

Band B

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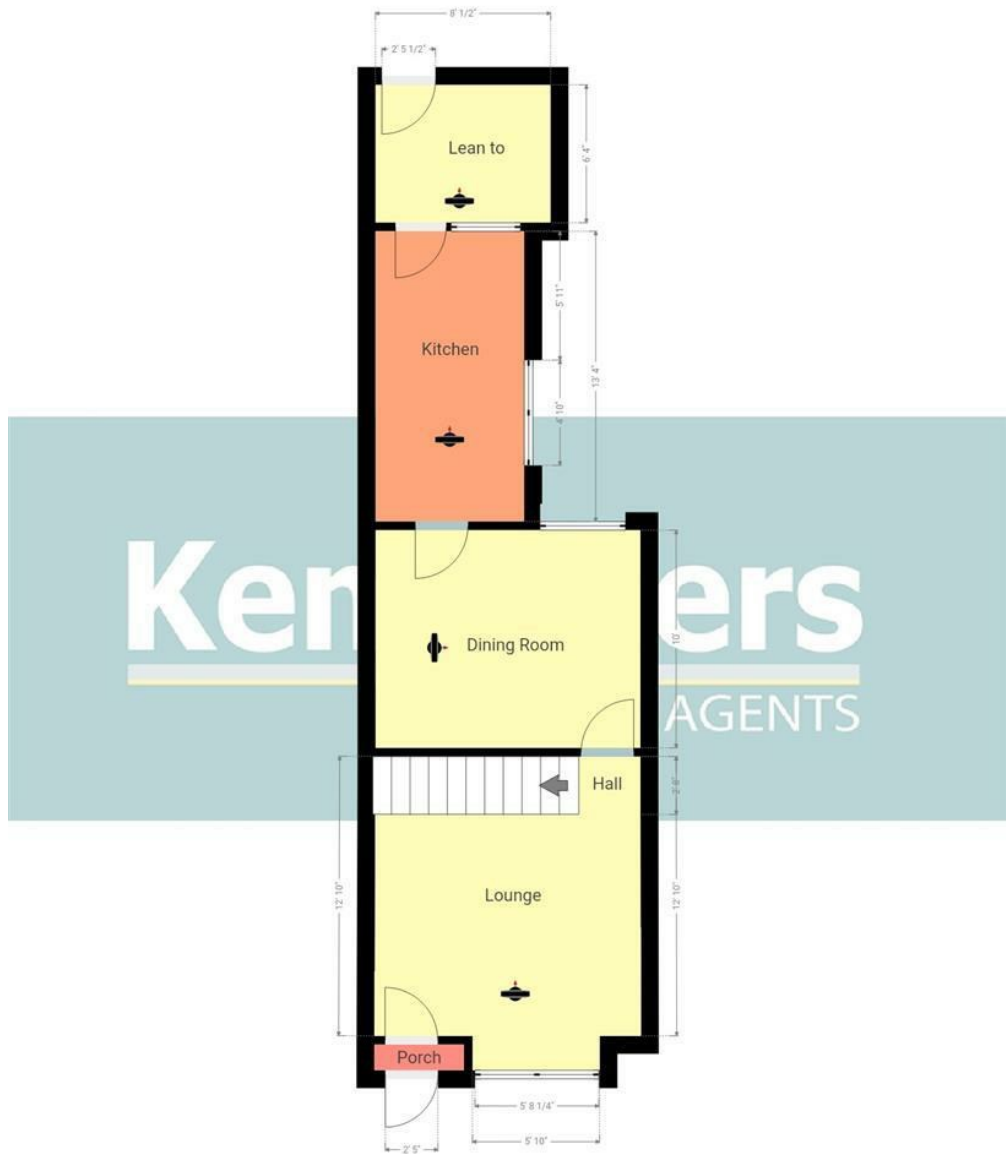












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