



Kempsters

Kempsters
ESTATE AGENTS

5 Whitehall Road
Grays RM17 5NT

3

1

2

Asking price
£310,000

This extended three bedroomed house is situated in a popular location within easy walking distance of local schools and Grays town centre. The property requires a fair degree of modernisation and is offered with no onward chain. Features include two receptions, kitchen, ground floor bathroom, large cellar, first floor cot/room/study/potential shower room and approximately 55' rear garden.



- Modernisation Required
- No Onward Chain
- Extended To Rear
- Lounge
- Sitting Room
- Kitchen
- Large Cellar
- Ground Floor Bathroom
- First Floor Cot Room/Study/Potential Shower Room
- Rear Garden Approx 55'



ENTRANCE HALL

Ornate coving, access to first floor, built-in cupboard housing gas central heating boiler, radiator, carpet. Door with steps leading down to cellar (14' x 12') with room to stand.

SITTING ROOM

14'1 (into bay) x 11'5 (4.27m'0.30m (into bay) x 3.35m'1.52m)

Double glazed bay window to front, ornate coving, fitted cupboard, radiator, power points, carpet.

LOUNGE

23'2 x 10'2 reducing to 6'4 (7.01m'0.61m x 3.05m'0.61m reducing to 1.83m'1.22m)

Patio doors lead to rear garden, fitted cupboard, radiator, power points, carpet.

KITCHEN

19'3 x 6'11 reducing to 4'11 (5.79m'0.91m x 1.83m'3.35m reducing to 1.22m'3.35m)

Glazed door with side window leads to rear garden, range of base level units with inset single drainer sink unit, ample appliance spaces, radiator, power points, vinyl flooring.

BATHROOM

Opaque glazed window to rear, suite comprising bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin and low flush toilet, partly tiled walls, radiator, vinyl flooring.

FIRST FLOOR LANDING

Carpet.

BEDROOM ONE

11'9 x 11'4 (3.35m'2.74m x 3.35m'1.22m)

Two double glazed windows to front, fitted cupboard, radiator, power points, carpet.

BEDROOM TWO

12'9 x 10'2 (3.66m'2.74m x 3.05m'0.61m)

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



BEDROOM THREE

9'7 x 6'11 (2.74m'2.13m x 1.83m'3.35m)

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

COT ROOM/STUDY/POTENTIAL SHOWER ROOM

5'8 x 5'8 (1.52m'2.44m x 1.52m'2.44m)

Double glazed window to front, access to loft space, power points.

REAR GARDEN

in excess of 55' (in excess of 16.76m')

Small concrete patio area, remainder mainly laid to lawn, rear pedestrian and vehicular access.

FRONT GARDEN

With dwarf wall surround.

COUNCIL TAX

Band C

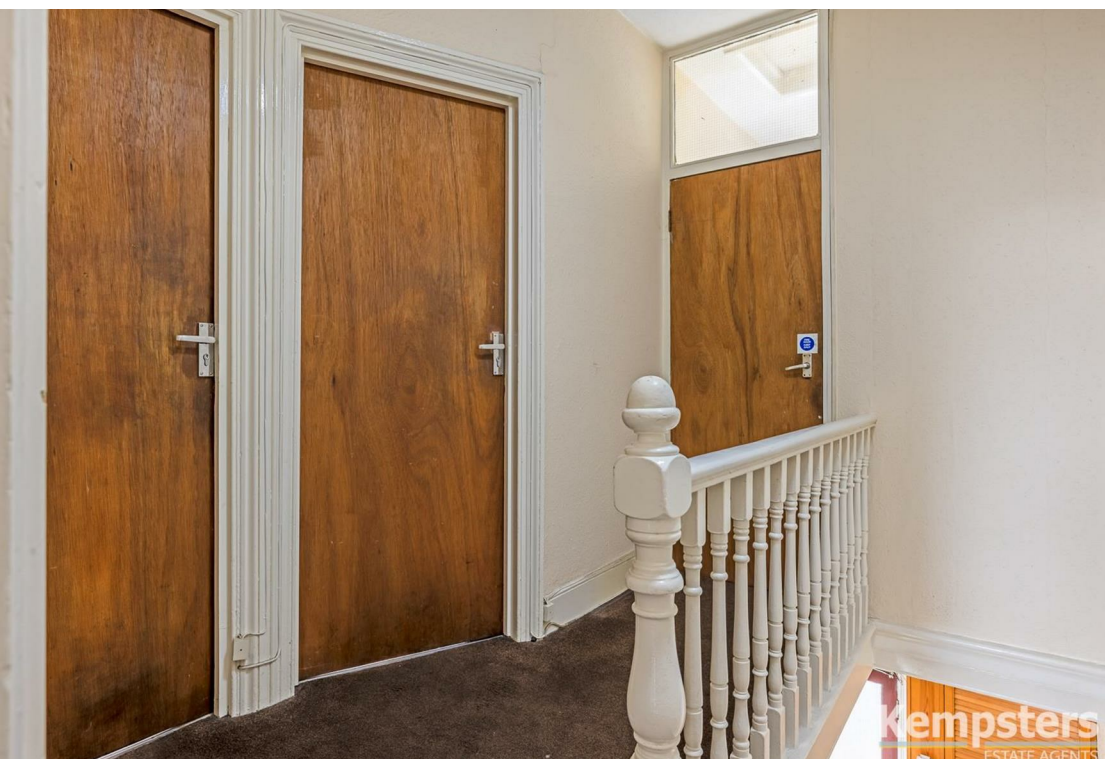


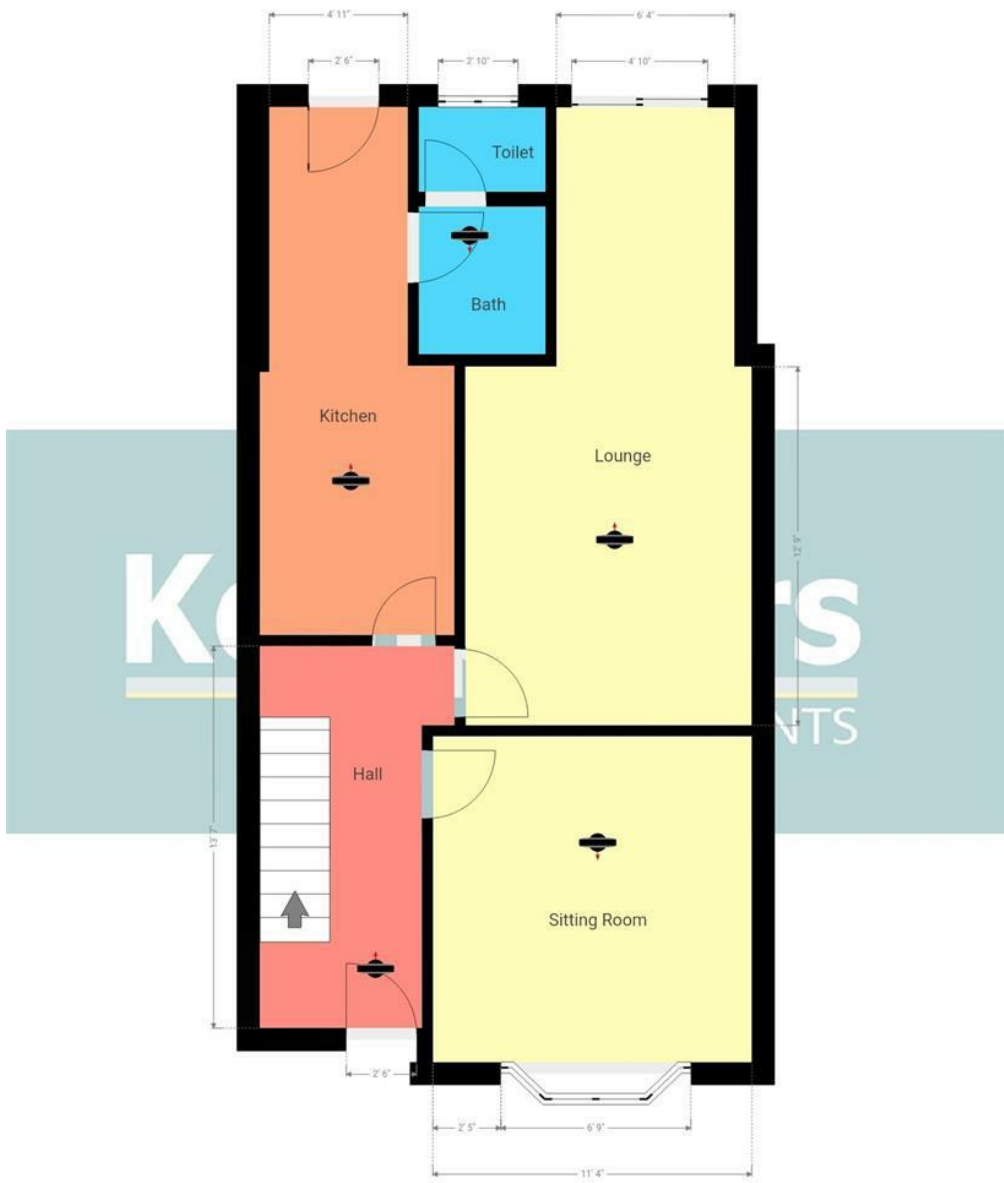




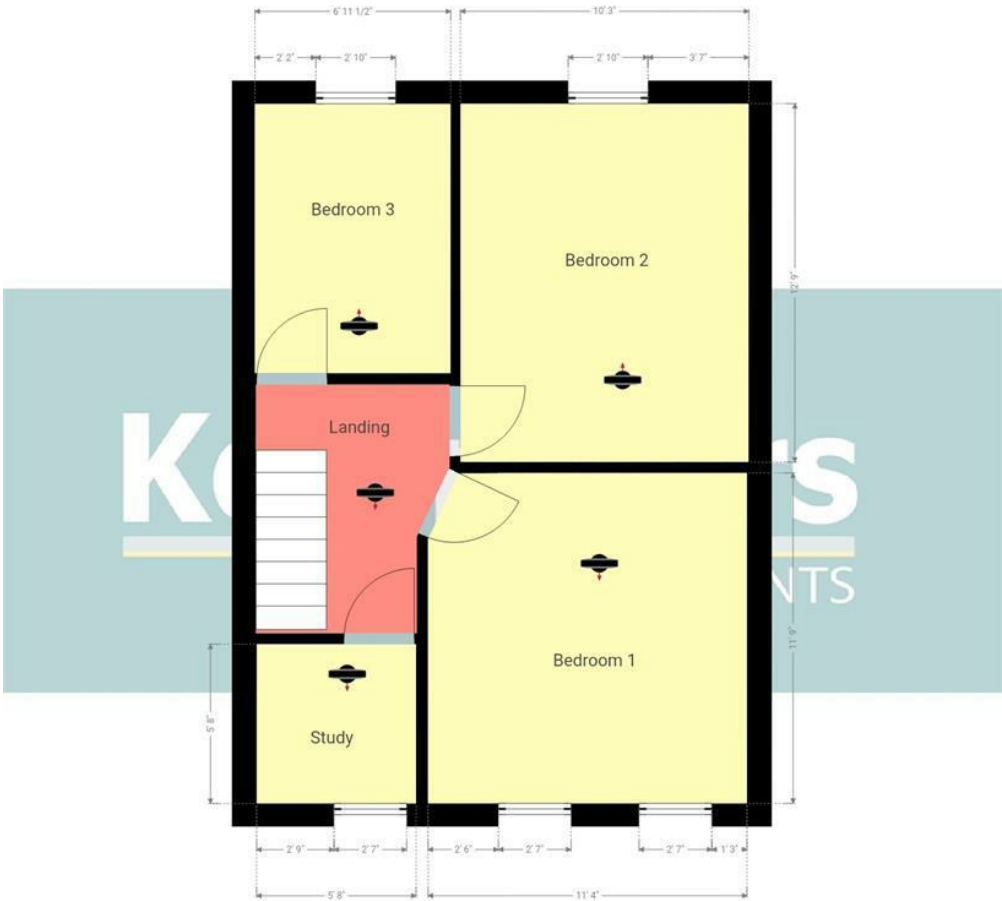








Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only. These plans are the property of Kempsters Estate Agents Ltd and must not be reproduced in any form without our permission.



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. These plans are the property of Kempsters Estate Agents Ltd and must not be reproduced in any form without our permission.

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.

37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: sales@kempsters.com

