



Kempsters

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ESTATE AGENTS

25 Palins Way
Stifford Clays Grays RM16 2UT

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Asking price
£400,000

This spacious three bedroomed end of terrace house is situated in great location overlooking playing fields to the rear. The property lies within easy walking distance of local shops and schools and features include a large lounge, fitted kitchen, utility/breakfast room, good sized bedrooms plus sunny south facing rear garden.



- South Facing Rear Garden Overlooking Playing Fields
Approx 65'
- Bright Lounge
- Fitted Kitchen
- Utility Room
- Good Sized Bedrooms
- Stylish Bathroom
- Popular Location
- Close To Local Shops And Schools

ENTRANCE PORCH

Double glazed windows to front and side, partially glazed door with opaque glazed side window leads to:

ENTRANCE HALL

Coved and smooth plastered ceiling, access to first floor, radiator, power points, laminate floor.

LOUNGE

18'11 x 10'2<12'6 (5.49m'3.35m x 3.05m'0.61m<3.66m'1.83m)

Double glazed window and double glazed patio doors lead to rear garden, coved and textured ceiling, radiator, power points, fitted carpet.

KITCHEN

12'8 x 7'11 (3.66m'2.44m x 2.13m'3.35m)

Double glazed window to front, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob and canopy with extractor, space for washing machine, wall mounted gas central heating boiler, partly tiled walls, power points, tiled floor.

UTILITY/BREAKFAST ROOM

10'3 x 5'5 (3.05m'0.91m x 1.52m'1.52m)

Double glazed window and half opaque double glazed door to side, smooth plastered ceiling, ample appliance spaces, radiator, power points, vinyl flooring.

FIRST FLOOR LANDING

Double glazed window to front, coved and smooth plastered ceiling, access to loft space, built-in airing cupboard, carpet.

BEDROOM ONE

12' x 11' (3.66m' x 3.35m')

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

BEDROOM TWO

12'4 x 8'3 (3.66m'1.22m x 2.44m'0.91m)

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



BEDROOM THREE

9'11 x 7'2 (2.74m'3.35m x 2.13m'0.61m)

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

BATHROOM

Opaque double glazed window to front, smooth plastered ceiling with inset spotlights, suite comprising bath with independent shower unit above, shower screen, wash hand basin and low flush toilet, heated towel rail, tiled walls, tiled floor.

REAR GARDEN

in excess of 65' (in excess of 19.81m')

Two patio areas, shingle area, remainder laid to lawn with shrub and tree borders, outside tap. Side pedestrian access leads to:

FRONT GARDEN

Laid to lawn.

COUNCIL TAX

Band C

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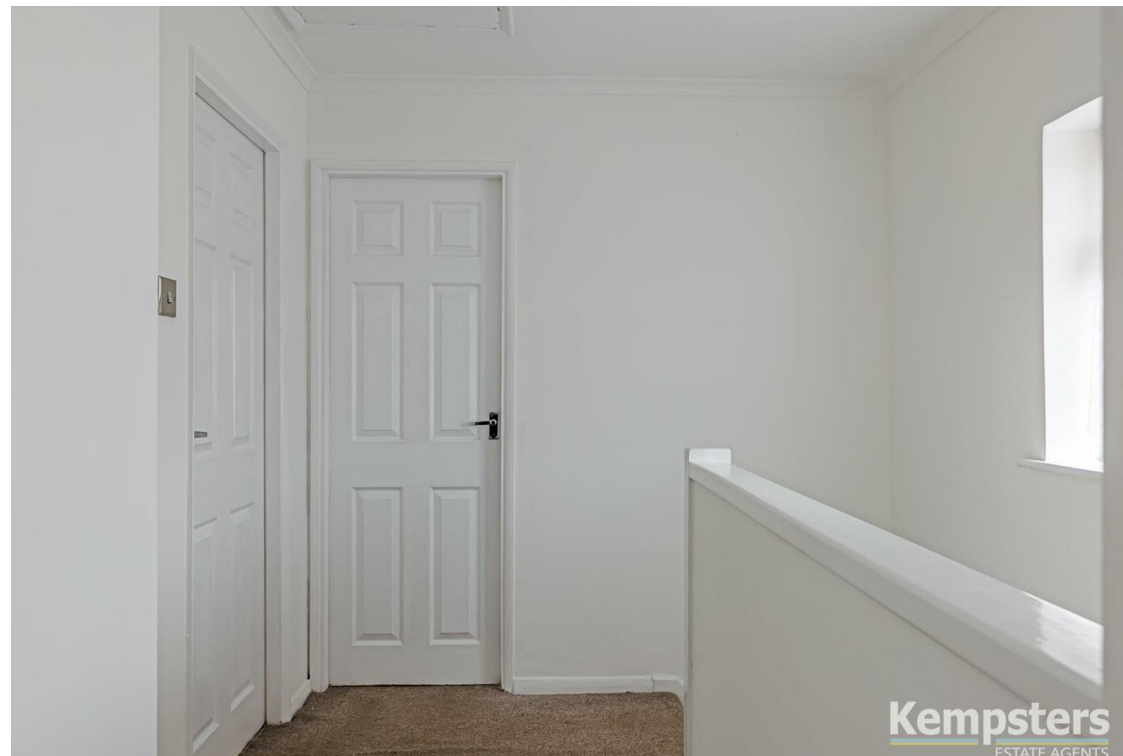














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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(10 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(10 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	