



## Dukes Avenue, Grays

£1,650 pcm

**LET**

Ali & Co are delighted to present this fantastic Three bedroom family home located on Dukes Avenue, Grays. This property offers excellent accommodation with two double bedrooms, one single room and a loft space.

Available Now | Cul de sac | Garden | Modern Kitchen | Off-street parking | Close to schools | Double Glazing | Gas Central Heating | Three Bedroom Home |

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**Ali&Co**  
PROPERTY SERVICES

## STUNNING THREE BEDROOM FAMILY HOME

Ali & Co are delighted to present this fantastic Three bedroom family home located on Dukes Avenue, Grays. This property offers excellent accommodation with two double bedrooms, one single room and a loft space. Great size lounge/living room with doors leading into the garden area, seperate fully fitted modern kitchen, family bathroom and storage space. The property also benefits from having parking at the front of the property. Located in close distance to local amenities and schools. Available to move in immediately.

Council Tax Band: C (Thurrock Council)

Deposit: £1,650

### Kitchen

w: 3.97m x l: 3.95m (w: 13' x l: 13' )

### Lounge

w: 3.57m x l: 5.22m (w: 11' 9" x l: 17' 2")

### Dining

w: 2.04m x l: 4.9m (w: 6' 8" x l: 16' 1")

### Bathroom

w: 1.87m x l: 2.27m (w: 6' 2" x l: 7' 5")

### Bedroom 1

w: 3.27m x l: 3.32m (w: 10' 9" x l: 10' 11")

### Bedroom 2

w: 3.27m x l: 4.04m (w: 10' 9" x l: 13' 3")

### Bedroom 3

w: 2.58m x l: 2.72m (w: 8' 6" x l: 8' 11")

### Loft room

w: 3.1m x l: 4.25m (w: 10' 2" x l: 13' 11")







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	81
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.