

## Belmont Road, Grays

**£350,000** Freehold

Ali & Co are delighted to present to the market this FANTASTIC THREE BEDROOM FAMILY HOME , located in Grays.

Cloakroom | Close Proximity To Lakeside Shopping Centre | Close to schools | Close To Station | Close to Town Centre | Extended Family Home | Fantastic Location |

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**Ali&Co**  
PROPERTY SERVICES



## FANTASTIC THREE BEDROOM FAMILY HOME

Ali & Co are delighted to present to the market this FANTASTIC THREE BEDROOM FAMILY HOME , located in Grays.

**LOCATION:** the property is located off London Rd in Grays , conveniently located to Grays and Lakeside shopping center, local amenities and schools are all within walking distance.

**ACCOMMODATION:** This spacious Three bedroom family Home has a welcoming entrance leading to a large open plan lounge dining area leading to the kitchen making it the perfect family space.  
The property has three generously sized bedrooms , the property also benefits from having two bathrooms one being on the ground floor.

Externally, the property has a good size recently designed and paved rear garden.

Council Tax Band: B (Thurrock Council)

Tenure: Freehold

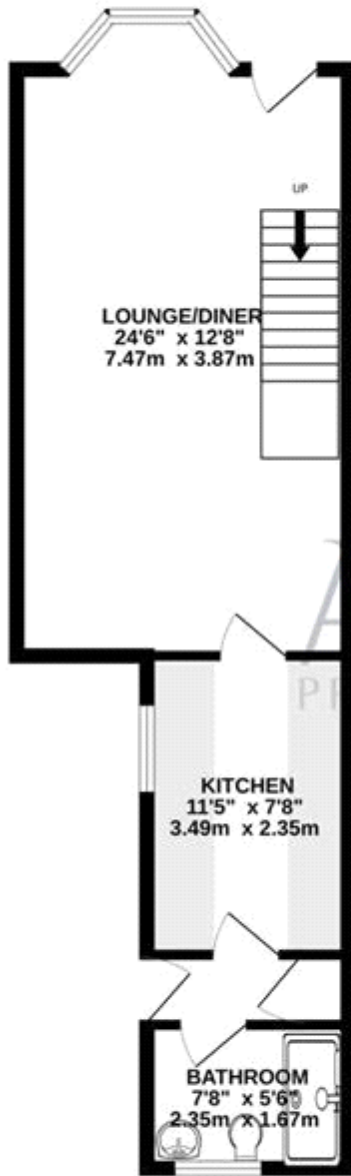
Parking options: On Street

Garden details: Rear Garden

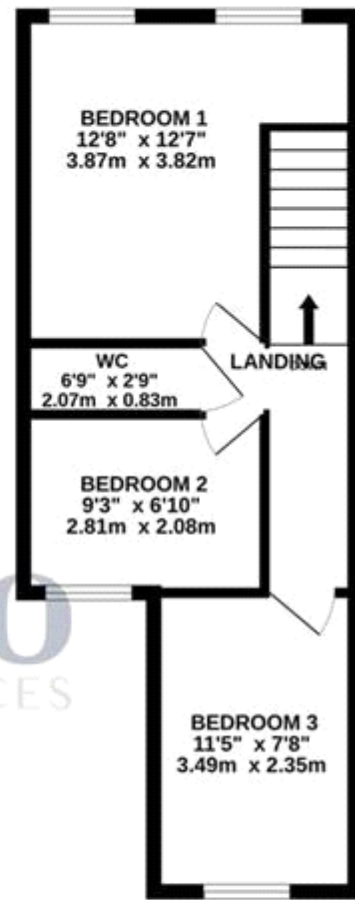




GROUND FLOOR  
446 sq ft. (41.4 sq.m.) approx.



1ST FLOOR  
368 sq ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	82
England & Wales 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 purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.