



Hampden Road, Grays

£310,000 Freehold

Ali & Co are delighted to present to the market this FANTASTIC TWO BEDROOM FAMILY HOME CHAIN FREE , located in GRAYS.

Available to view now | Close To Station | Close to Town Centre | Garage | No Onward Chain | Off Street Parking |

01375 806786

hello@aliandcoproperty.co.uk

Ali&Co
PROPERTY SERVICES

TWO BEDROOM HOME IN GRAYS

Ali & Co are delighted to present to the market this FANTASTIC TWO BEDROOM FAMILY HOME CHAIN FREE , located in GRAYS.

LOCATION:

The property is located minutes from Grays Town Centre , conveniently located to Grays and Lakeside shopping centre, local amenities and schools are all within walking distance. For commuters, the A13 and M25 are easily accessible, including Grays C2C train station is just a short walk from the property ensuring convenient travel connections.

ACCOMODATION:

Upon entering the property, you are greeted by a large open lounge and dining room that leads directly to a modern kitchen with access to the garden. On the first floor, there are two good-sized bedrooms and a spacious family bathroom with a separate shower. The property also benefits from a downstairs WC.

EXTERNALLY:

The property features a good-sized landscaped garden, along with a shed and garage providing extra storage.

This family home is CHAIN FREE ready for you to move in. Call our office today on 01375 806786 to arrange a viewing!

Council Tax Band: B (Thurrock Council)

Tenure: Freehold

Garden details: Rear Garden

Bedroom 1

w: 4.34m x l: 3.46m (w: 14' 3" x l: 11' 4")

Bedroom 2

w: 4.34m x l: 3.46m (w: 14' 3" x l: 11' 4")

Lounge/diner

w: 4.24m x l: 7.59m (w: 13' 11" x l: 24' 11")

Kitchen

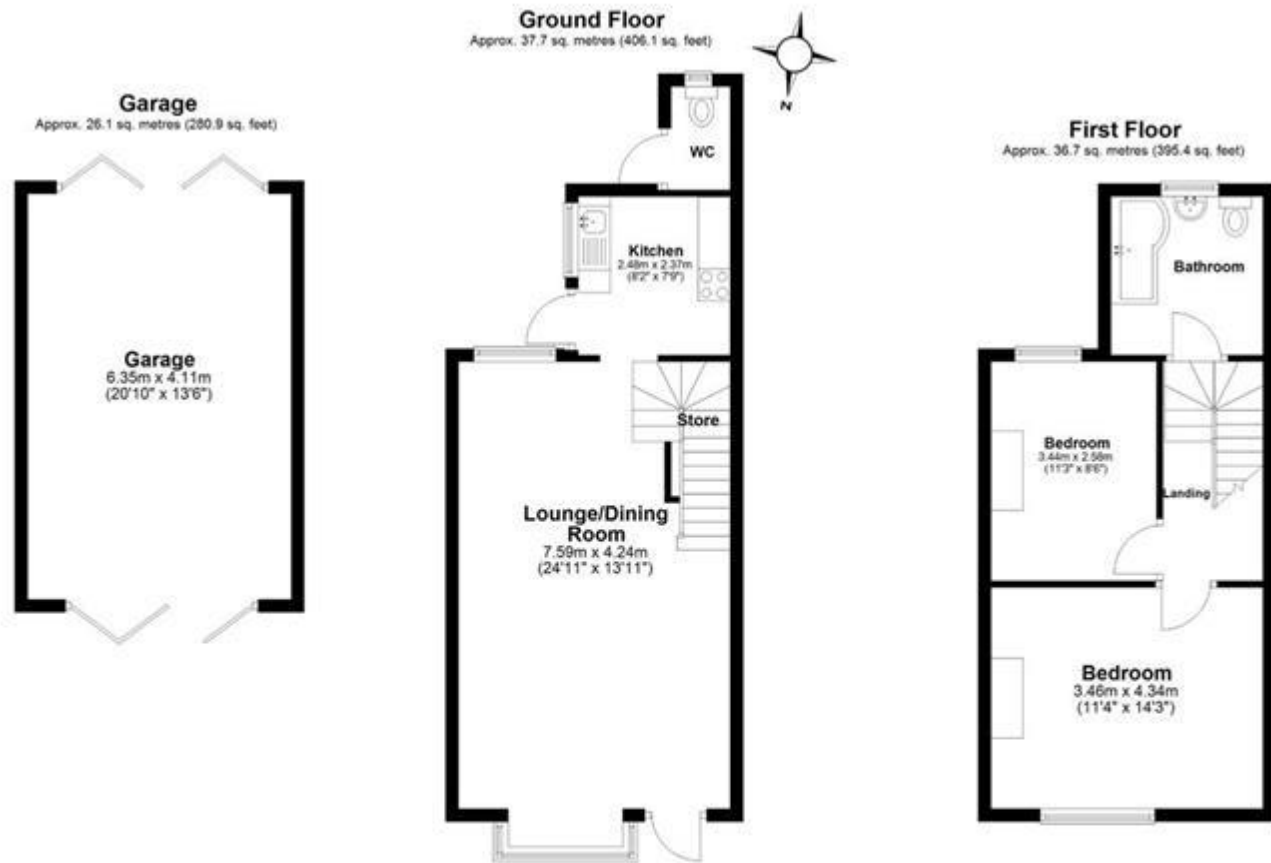
w: 2.37m x l: 2.48m (w: 7' 9" x l: 8' 2")

Garage

w: 4.11m x l: 6.35m (w: 13' 6" x l: 20' 10")







Total area: approx. 100.6 sq. metres (1082.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp

Hampden Road



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	87
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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.