



Moore Avenue, Grays

£375,000 Freehold

Ali & Co are delighted to present to the market this Fantastic THREE BEDROOM END TERRACED family home perfectly situated just a Short walk from GRAYS town Centre.

Close Proximity To Lakeside Shopping Centre | Close to schools | Close To Station | Close to Town Centre | Double Glazing | Fantastic Location | Great Potential | Garage |

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Ali&Co
PROPERTY SERVICES

FANTASTIC THREE BEDROOM FAMILY HOME

LOCATION: Conveniently situated just a short walk from Grays Town Centre, this well presented THREE bedroom family offers excellent transport links. Located only 1.6 miles from Grays railway station, it provides easy access to central London. The property is also within close reach of Lakeside Shopping Centre and key road links via the A13 and M25.

ACCOMODATION: This spacious and well presented three bedroom family home features a welcoming entrance hallway leading to a generously sized front sitting room, a dining room, and a separate kitchen. The layout offers ample space for comfortable family living and entertaining. Upstairs, there are three well proportioned bedrooms and a modern family bathroom.

EXTERNALLY: The property features a well established pretty landscaped garden and patio area, perfect for outdoor relaxation. The property benefits from having a large garage and has gated access to the rear of the property.

Internal viewings highly recommended , please call the office today on 01375 806786 to arrange a viewing of this beautifully presented home.

Council Tax Band: C (Thurrock Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Bedroom 1

w: 3.24m x l: 3.3m (w: 10' 8" x l: 10' 10")

Bedroom 2

w: 2.92m x l: 3.03m (w: 9' 7" x l: 9' 11")

Bedroom 3

w: 1.93m x l: 2.06m (w: 6' 4" x l: 6' 9")

Dining

w: 3.23m x l: 3.28m (w: 10' 7" x l: 10' 9")

Kitchen

w: 1.62m x l: 2.43m (w: 5' 4" x l: 8')

Lounge

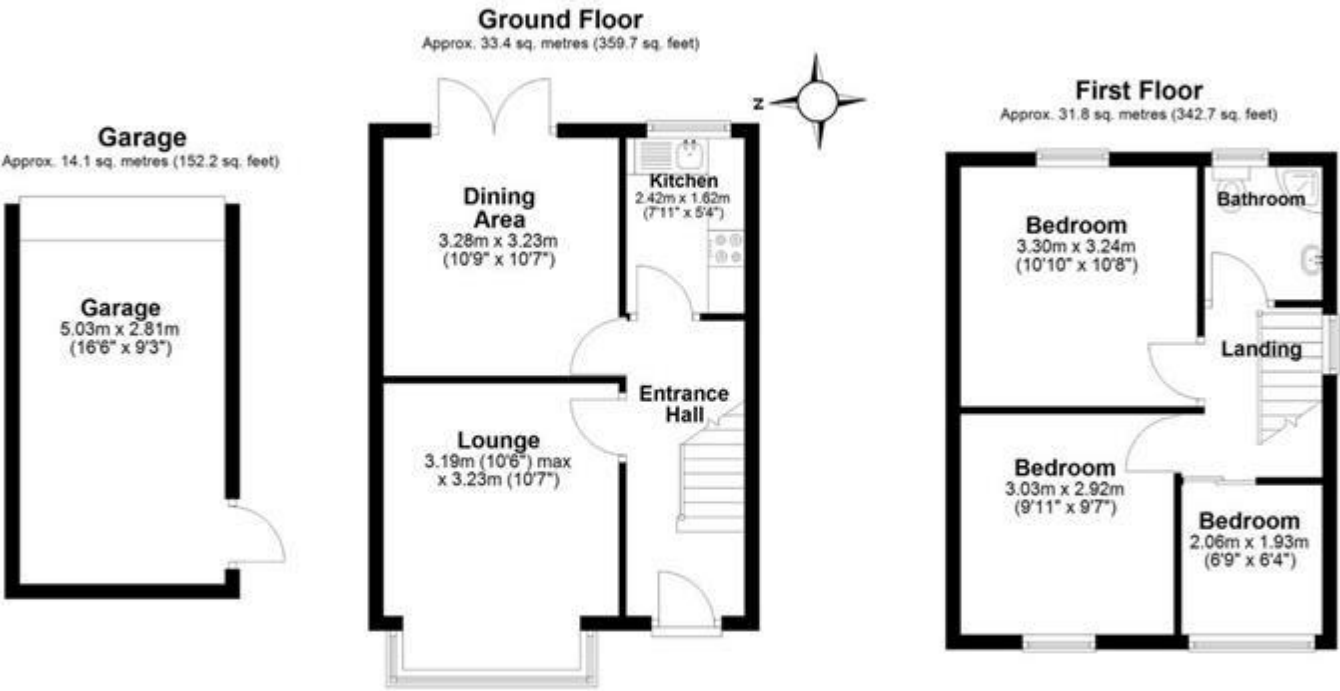
w: 3.23m x l: 3.19m (w: 10' 7" x l: 10' 6")

Garage

w: 2.81m x l: 5.03m (w: 9' 3" x l: 16' 6")







Total area: approx. 79.4 sq. metres (854.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-)		
B (81-91)		
C (69-80)		
D (55-68)	66	78
E (39-54)		
F (21-38)		
G (1-20)		
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/fitings 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.