



Goddard Road, Grays

£395,000 Freehold

Ali & Co are delighted to present this FANTASTIC THREE BEDROOM END TERRACED Family home located in a sought after residential area of STIFFORD CLAYS, GRAYS.

New gas central heating system | Three generously sized bedrooms | Close Proximity To Lakeside Shopping Centre | End Of Terrace | Fantastic Location | Great School Catchment | Newly Renovated | Close to local schools, shops, and transport links |

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Ali&Co
PROPERTY SERVICES

THREE BEDROOM MODERN FAMILY HOME

Ali & Co are delighted to present this FANTASTIC THREE BEDROOM END TERRACED Family home located in a sought after residential area of STIFFORD CLAYS, GRAYS.

LOCATION: Nestled on a quite road in Stifford Clays, the property is within close proximity to highly regarded schools, local amenities, and the popular Lakeside Shopping Centre. For commuters, the A13 and M25 are easily accessible, offering quick and convenient travel links.

ACCOMMODATION: This immaculately presented home offers spacious and modern living throughout. Upon entering, you are greeted by a bright and welcoming hallway leading into a large, stylish lounge/dinning area perfect for relaxing and entertaining.

The contemporary newly fitted stylish kitchen, offers ample storage, and a sleek finish.

Upstairs, you'll find three generously sized bedrooms, and a modern newly fitted family bathroom ideal for family living.

EXTERNALLY: The property is set back from the road, There is also side vehicle access , ideal for additional parking or potential extension (STPP). The generously sized mature landscaped garden is perfect for outside entertaining.

This move in ready home offers space, style & potential in a sought after location . 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

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Bedroom 1

w: 4.97m x l: 4.05m (w: 16' 4" x l: 13' 3")

Bedroom 2

w: 4.06m x l: 2.64m (w: 13' 4" x l: 8' 8")

Bedroom 3

w: 1.92m x l: 4.1m (w: 6' 4" x l: 13' 5")

Lounge/diner

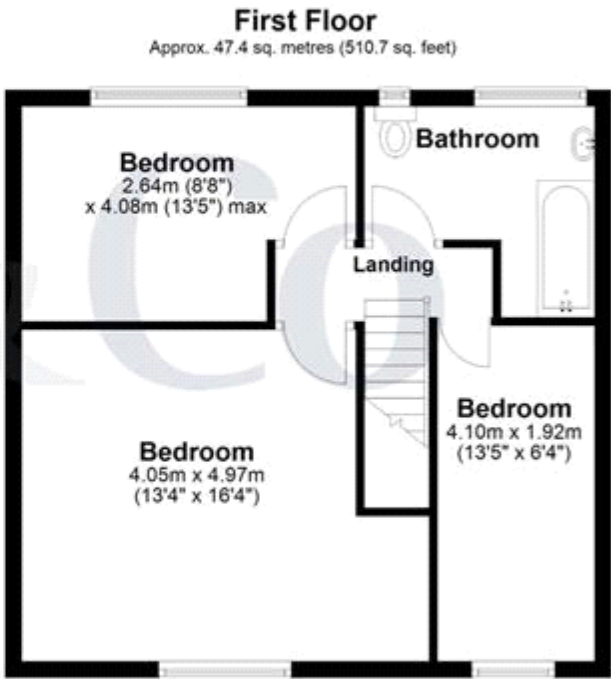
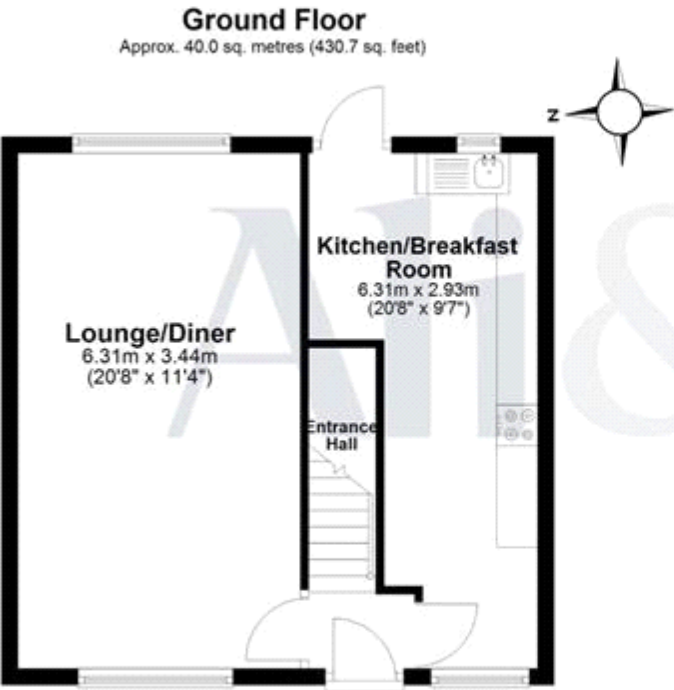
w: 3.44m x l: 6.31m (w: 11' 3" x l: 20' 8")

Kitchen

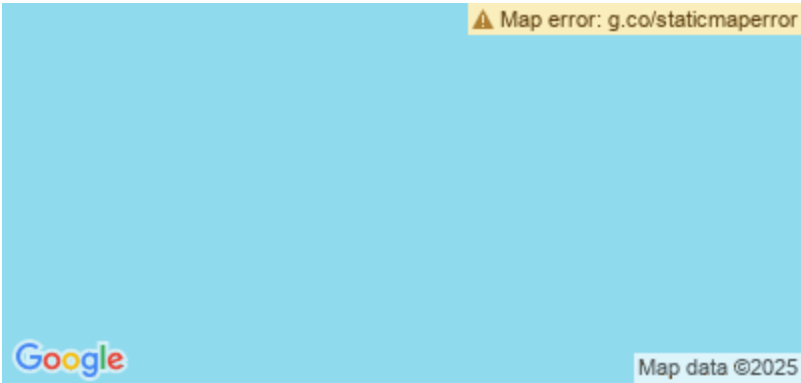
w: 2.93m x l: 6.31m (w: 9' 7" x l: 20' 8")







Total area: approx. 87.5 sq. metres (941.3 sq. feet)
Goddard Road, Grays



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	69	
(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
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.