



## The Spinney, Orsett, Grays

**£365,000** Freehold

**SOLD**

Ali & Co are delighted to bring to the market this fantastic TWO BEDROOM BUNGALOW situated in Orsett Village, a scenic cul de sac location.

Cul De Sac | Detached Garage | Need Of Renovation | NO CHAIN | Two Bedroom Bungalow | Village Location |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali & Co**  
PROPERTY SERVICES



**Fantastic Two Bedroom Bungalow with Detached Garage.**

The property offers excellent accommodation with Two great size bedrooms, family lounge garden facing, kitchen, bathroom, driveway and detached garage.  
The property is located on a quiet cul de sac in Thurrock's prestigious village location.

You have a great sense of community, access to Orsett Hospital, Orsett Village Cricket Ground and Lawn Bowls.

Internal viewings a must.  
Call to book your viewing today, Keys are held in office.

Council Tax Band: D (Thurrock Council)  
Tenure: Freehold  
Garage

Parking options: Off Street  
Garden details: Private Garden

**Living room**  
w: 3.6m x l: 5.4m x h: 2.5m (w: 11' 10" x l: 17' 9" x h: 8' 2")

**Kitchen**  
w: 2.6m x l: 3.3m x h: 2.5m (w: 8' 6" x l: 10' 10" x h: 8' 2")

**Bathroom**  
w: 1.6m x l: 2.5m x h: 2.5m (w: 5' 3" x l: 8' 2" x h: 8' 2")

**Bedroom 1**  
w: 3.6m x l: 3.3m x h: 2.5m (w: 11' 10" x l: 10' 10" x h: 8' 2")

**Bedroom 2**  
w: 3.1m x l: 2.4m x h: 2.5m (w: 10' 2" x l: 7' 10" x h: 8' 2")

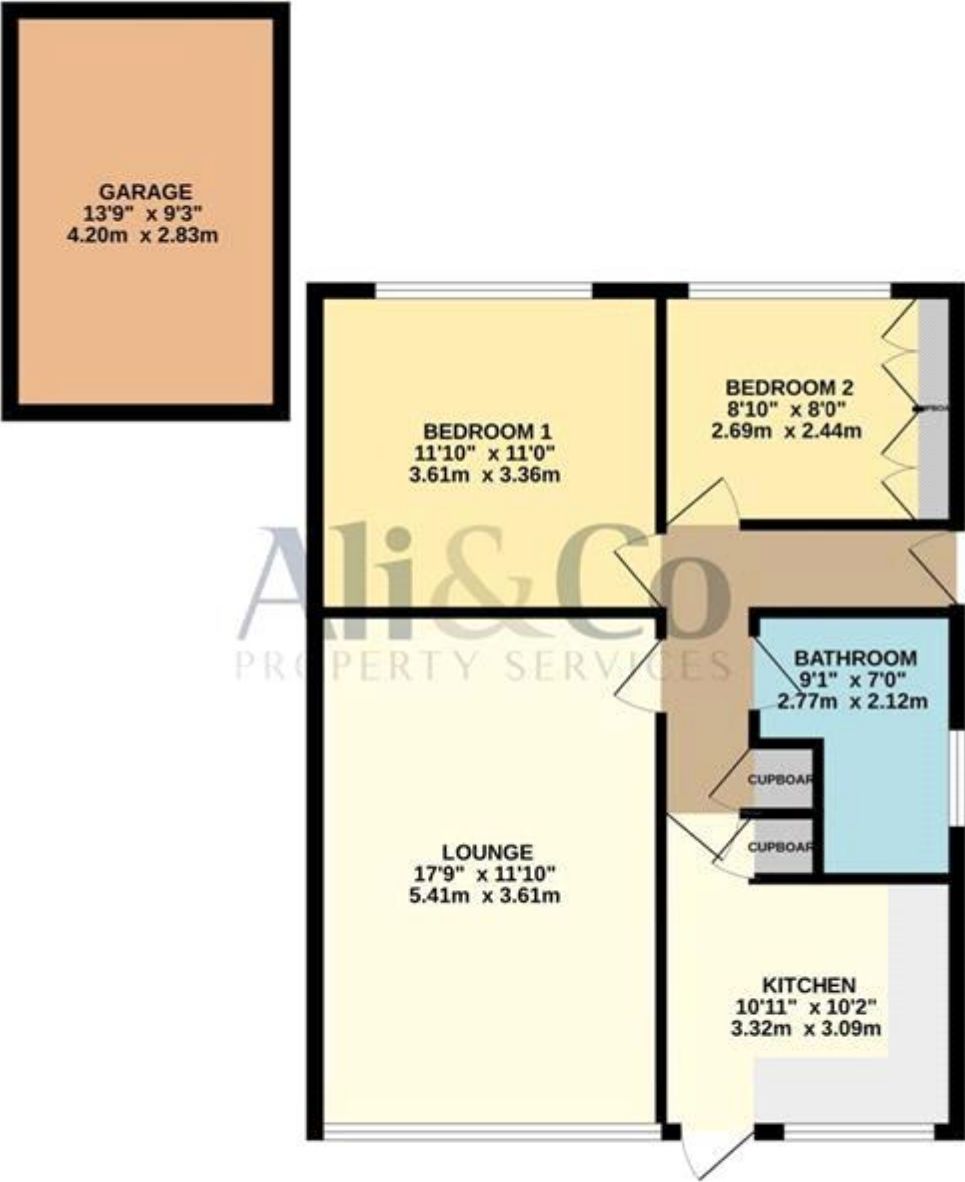
**Garage**







GROUND FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 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.

Made with Metropix C2023



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 86                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 42      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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.

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