



Rosebery Road, Grays

Offers Over £325,000 Freehold

SOLD

Ali & Co are delighted to have on offer this well presented THREE BEDROOM FAMILY HOME with open plan lounge/diner.

Currently rented to a family with a monthly income of £1300pcm

Close to schools | Close To Station | Close to Town Centre | Double Glazing | Three Bedrooms | Great Location | Investment Property | Spacious Lounge/Diner |

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Ali&Co
PROPERTY SERVICES

THREE BEDROOM FAMILY HOME

The property offers fantastic living space with a spacious lounge/diner, access to a galley kitchen and family bathroom, low maintenance garden, wooden stairs leading to the upper floor with provides three very good sized bedrooms.

The property is double glazed and benefits from having a porch gas central heating, garden, the property also benefits from being close to all local amenities and transport, Immediate viewings available please call Ali & Co to arrange.

Council Tax Band: B (Thurrock Council)

Tenure: Freehold

Garden details: Private Garden





GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



Ali & Co
PROPERTY SERVICES

TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	47	
(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.