



## Charles Street, Grays

**£320,000** Freehold

**SOLD**

Ali & Co are delighted to present to the Market this RENOVATED TWO BEDROOM home, located in GRAYS, CLOSE TO THE TOWN CENTRE!! Located in a quiet road, this two double bedroom home has been well maintained by the current owners .

Close To Station | Close to Town Centre | End Of Terrace | Great Location | Landscaped Garden | Newly Renovated | Loft Room |

**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 RENOVATED TWO BEDROOM home, located in GRAYS.

**LOCATION:** The property is located on a quiet road, within walking distance to Grays Town Centre local amenities and Schools. For commuters, the A13 and M25 are easily accessible, including Grays C2C train station ensuring convenient travel connections.

**ACCOMMODATION:** This charming two double bedroom home has been meticulously maintained and thoughtfully updated by the current owners.

Inside, the home features elegant parquet flooring throughout, adding a touch of sophistication to the living spaces. The renovations have been carried out to a high standard, ensuring a modern and comfortable living environment. The welcoming entrance leads to a spacious lounge/diner, modern refitted kitchen and downstairs modern family bathroom.

Upstairs you have two good size bedrooms, Additionally there is a third room in the loft, accessible via stairs, providing extra space that can be used as a bedroom, office, or playroom.

**EXTERNALLY:** The beautifully landscaped garden provides a serene outdoor retreat, perfect for relaxation or entertaining guests.

Don't miss the opportunity to make this stunning home yours. Contact Ali & Co today to arrange a viewing.

Council Tax Band: B (Thurrock Council)

Tenure: Freehold

Garden details: Rear Garden

### Bedroom 1

w: 2.7m x l: 3.8m (w: 8' 10" x l: 12' 6")

### Bedroom 2

w: 3.67m x l: 3.21m (w: 12' x l: 10' 6")

### Lounge/diner

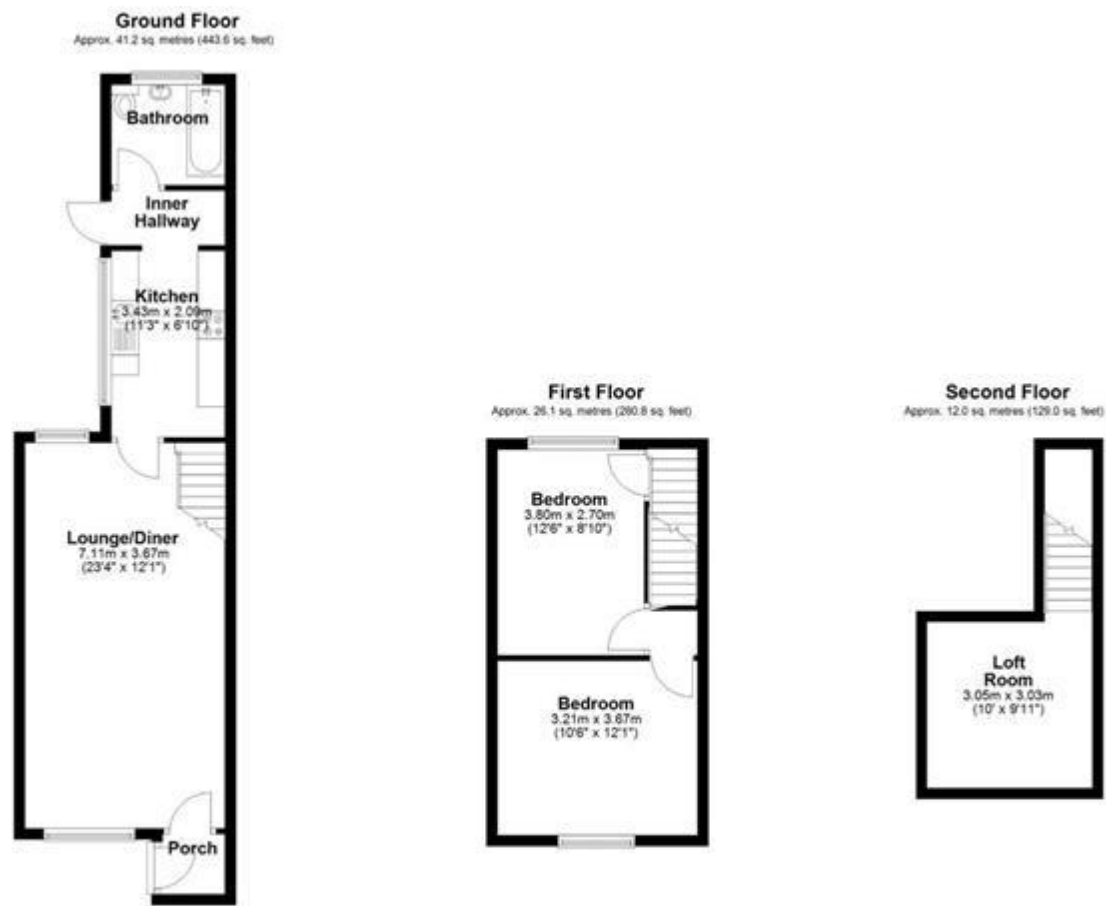
w: 3.67m x l: 7.11m (w: 12' x l: 23' 4")

### Kitchen

w: 2.09m x l: 3.43m (w: 6' 10" x l: 11' 3")







Total area: approx. 79.3 sq. metres (853.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modaphotok | www.modaphoto.co.uk  
Plan produced using PlanUp -

**Charles Street, Grays**



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