



## Kent Road, Grays

**£350,000** Freehold

**SOLD**

Ali & Co are delighted to present this newly renovated THREE BEDROOM family home to the market, ideally located in GRAYS, just a short distance from the Town Centre.

Close to Town Centre | Fantastic Location | Modern Bathroom | Modern Fully Fitted Kitchen | Newly Renovated | Out Building | Terraced House | Three Bedroom |

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**Ali & Co**  
PROPERTY SERVICES

Ali & Co are delighted to present this newly renovated THREE BEDROOM family home to the market, ideally located in GRAYS, just a short distance from the Town Centre.

**LOCATION:**

This lovely property is situated on a quiet residential road, within walking distance of Grays Town Centre, local amenities, and schools. Ideal for commuters, it offers excellent transport links with easy access to the A13 and M25, while Grays C2C train station is just approximately 0.8 miles away providing convenient connections into London and surrounding areas.

**ACCOMODATION:** Upon entering the property, you are greeted by a spacious lounge/ dining area, a modern refitted kitchen, and a contemporary family bathroom on the ground floor. Upstairs, there are three generously sized bedrooms. The property is well presented throughout.

**EXTERNALLY:** The property features a sizable beautiful landscaped garden with rear access.

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

Council Tax Band: B (Thurrock Council)  
Tenure: Freehold

**Bedroom 1**

w: 2.64m x l: 3.82m (w: 8' 8" x l: 12' 6")

**Bedroom 2**

w: 2.58m x l: 3.18m (w: 8' 6" x l: 10' 5")

**Lounge**

w: 3.87m x l: 4.33m (w: 12' 8" x l: 14' 2")

**Dining**

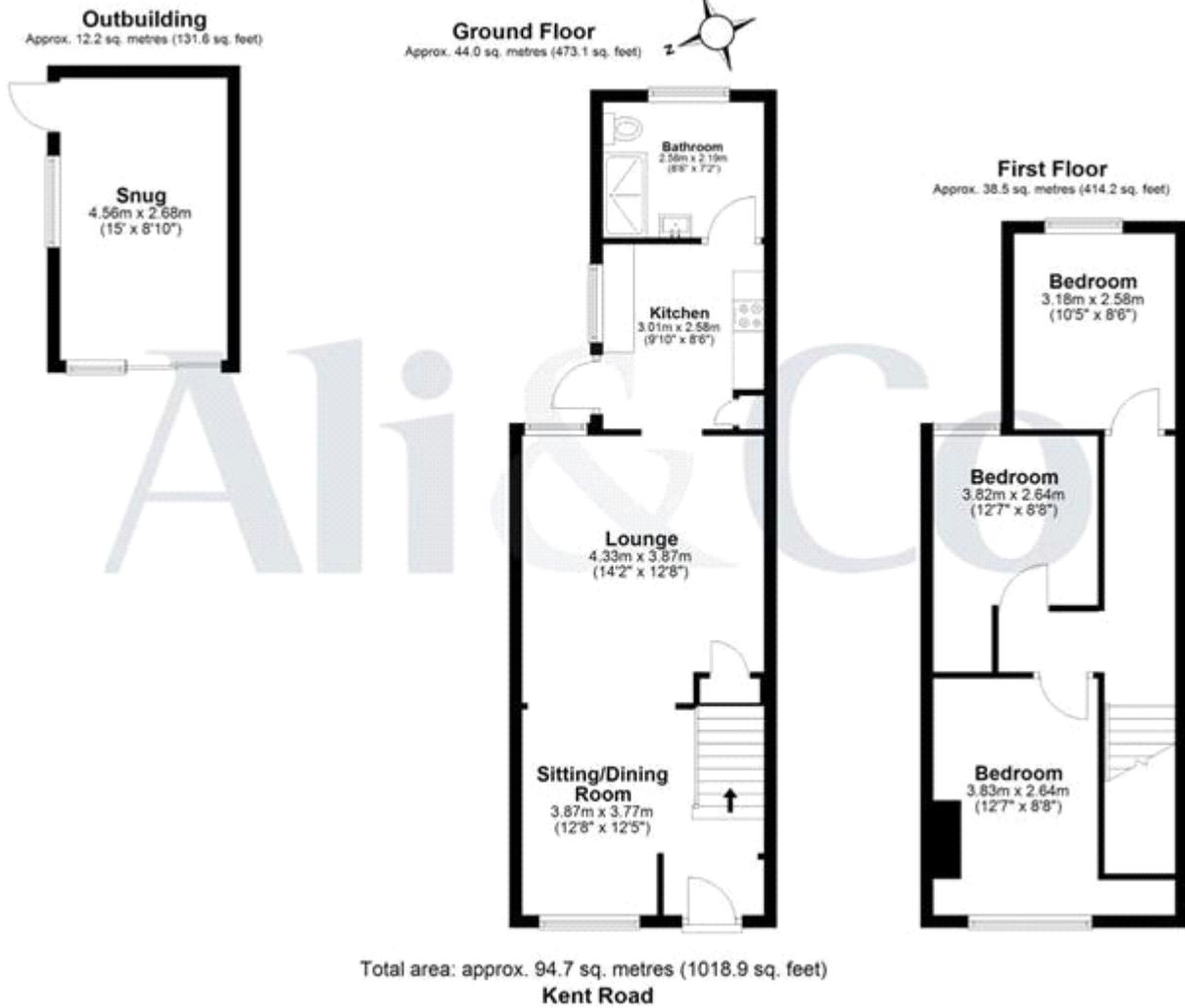
w: 3.77m x l: 3.87m (w: 12' 4" x l: 12' 8")

**Kitchen**

w: 2.68m x l: 3.01m (w: 8' 10" x l: 9' 11")







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>63</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.