



## Kent Road, Grays

**£325,000** Freehold

**SOLD**

Ali & Co are delighted to present to the Market this fantastic TWO BEDROOM home, located in GRAYS.

Available to view now | Close To Station | Close to Town Centre | Garden | Mid Terrace | Two Bedroom House | Two reception rooms |

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**Ali & Co**  
PROPERTY SERVICES



## STUNNING TWO BEDROOM MID TERRACE HOME

Ali & Co are delighted to present to the Market this fantastic 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 flooring throughout, adding a touch of sophistication to the living spaces, ensuring a modern and comfortable living environment. The welcoming entrance leads to a spacious diner, modern lounge and fitted kitchen with access to a long rear garden.

Upstairs you have two good size bedrooms, Family bathroom and loft access.

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

Parking options: On Street

Garden details: Rear Garden





**Ground Floor**  
Approx. 33.4 sq. metres (359.8 sq. feet)



**First Floor**  
Approx. 29.8 sq. metres (320.5 sq. feet)



Total area: approx. 63.2 sq. metres (680.3 sq. feet)  
**Kent Road Grays**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(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.

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.