



Ali&Co



Ali&Co  
PROPERTY SERVICES



Ali&Co

## Bradshawe Road, Grays

**£370,000** Freehold

Ali & Co are delighted to present this FANTASTIC THREE BEDROOM MID TERRACED Family home located in a sought after residential area of STIFFORD CLAYS, GRAYS.

CHAIN FREE | Close to local schools, shops, and transport links | Conservatory | Mid Terrace | Three good sized bedrooms | Large kitchen with separate utility room | popular residential area |

**01375 806786**  
[hello@aliandcoproperty.co.uk](mailto:hello@aliandcoproperty.co.uk)

**Ali&Co**  
PROPERTY SERVICES

## THREE BEDROOM FAMILY HOME

Ali & Co are delighted to present this FANTASTIC THREE BEDROOM MID TERRACED Family home located in a sought after residential area of STIFFORD CLAYS, GRAYS.

**LOCATION:** Nestled on a quite road in Stifford Clays, the property is within close proximity to highly regarded schools, local amenities, and the popular Lakeside Shopping Centre. For commuters, the A13 and M25 are easily accessible, offering quick and convenient travel links.

**ACCOMODATION:** This well presented three bedroom terraced home is located in the popular Stifford Clays area of Grays. Highlights include a large kitchen with a separate utility room, a bright conservatory currently used as a dining area, and a generous lounge that flows seamlessly into the conservatory. Upstairs, you'll find three well proportioned bedrooms and a modern family bathroom.

**EXTERNALLY:** The property benefits from a low maintenance landscaped rear garden with patio area.

Internal viewings highly recommended , please call the office today on 01375 806786 to arrange a viewing of this beautifully presented home.

Council Tax Band: C (Thurrock Council)

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

### **Bedroom 1**

w: 3.37m x l: 3.95m (w: 11' 1" x l: 13' )

### **Bedroom 2**

w: 2.75m x l: 3.94m (w: 9' x l: 12' 11")

### **Bedroom 3**

w: 2.44m x l: 2.59m (w: 8' x l: 8' 6")

### **Dining**

w: 3.37m x l: 3.36m (w: 11' 1" x l: 11' )

### **Living room**

w: 3.37m x l: 6.15m (w: 11' 1" x l: 20' 2")

### **Kitchen**

w: 3.74m x l: 3.92m (w: 12' 3" x l: 12' 10")

### **Utility**

w: 1.5m x l: 2.98m (w: 4' 11" x l: 9' 9")



**Ali & Co**  
PROPERTY SERVICES



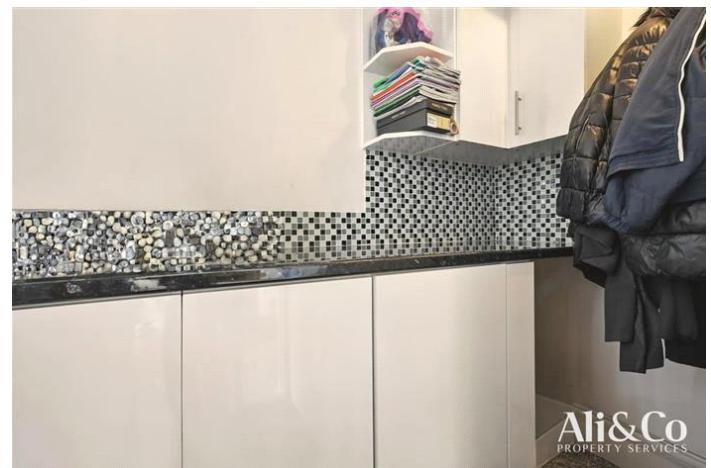
**Ali & Co**  
PROPERTY SERVICES



**Ali & Co**  
PROPERTY SERVICES

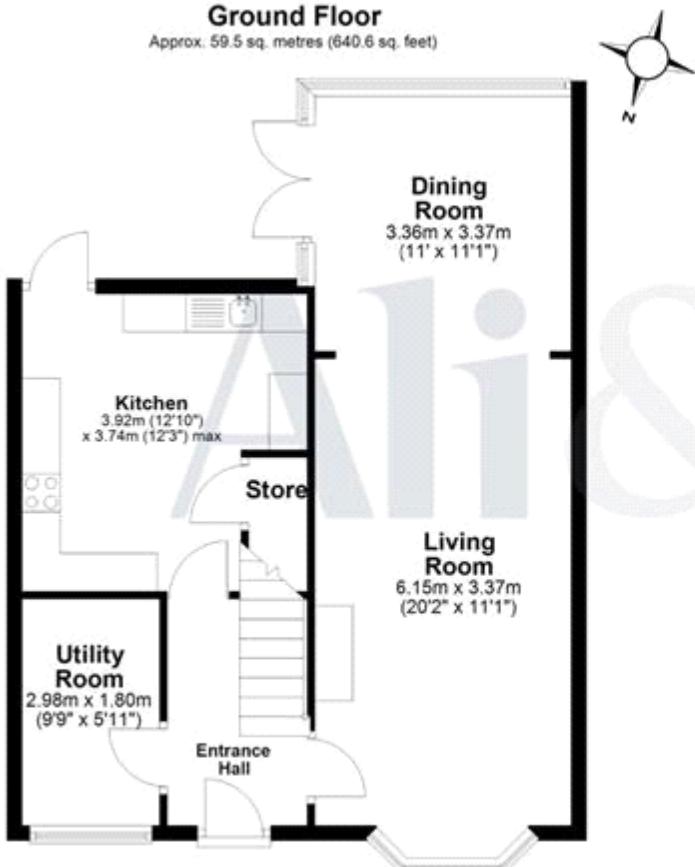


**Ali & Co**  
PROPERTY SERVICES



## Ground Floor

Approx. 59.5 sq. metres (640.6 sq. feet)



## First Floor

Approx. 43.0 sq. metres (462.8 sq. feet)



Total area: approx. 102.5 sq. metres (1103.5 sq. feet)

**Bradshawe Road**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		77
(69-80) C		
(55-68) D	64	
(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.