



## Charlton Street, Grays

**£242,000** Freehold

**SOLD**

Calling all Landlords!

Great investment opportunity with this two bedroom family home.

The property offers two reception rooms, two bedrooms and 120ft garden.

Close To Station | Double Glazing | Garden | No Onward Chain | Period Features |

**01375 806786**

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**Ali&Co**  
PROPERTY SERVICES

## TWO BEDROOM HOUSE

Ali & Co are pleased to present this TWO BEDROOM terraced house. Calling all Landlords!  
Great investment opportunity with this two bedroom family home. The property offers two reception rooms, two bedrooms and 120ft garden.  
The property is situated in a great location being close to Town and Train station.  
No Onward Chain.

Council Tax Band: B (Thurrock Council)

Tenure: Freehold

Garden details: Private Garden







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(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/fitments 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.