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## South View Road, Grays

**£370,000** Freehold

**SOLD**

Ali & Co Property Services are delighted to present to the market this attractive THREE BEDROOM end terraced home, ideally located in Grays.

Close Proximity To Lakeside Shopping Centre | Extended | FAMILY HOME | Modern Kitchen/Diner | Well presented with new carpets throughout | Garage with rear access | Side access | Conservatory currently used as a utility room | Newly fitted shower room |

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

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## THREE BEDROOM FAMILY HOME

Ali & Co Property Services are delighted to present to the market this attractive THREE BEDROOM end terraced home, ideally located in Grays.

**LOCATION:** The property offers excellent transport links, with Grays and Chafford Hundred C2C station just a short distance away, providing direct services into London Fenchurch Street. Ideal for commuters, the location also benefits from easy access to the A13 and M25, as well as Lakeside Shopping Centre and local amenities.

### ACCOMMODATION:

The ground floor comprises a welcoming entrance hallway, a bright lounge, and a modern kitchen/diner leading to a conservatory currently used as a utility room. Upstairs offers three well proportioned bedrooms and a contemporary newly fitted shower room.

This well presented three bedroom end terrace home, featuring new carpets throughout and a stylish finish offers spacious living accommodation.

### EXTERNALLY:

The property benefits from a private rear garden with patio area, side access, and a garage with rear access. Off street parking is available to the front.

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

### Bedroom 1

w: 2.89m x l: 4.35m (w: 9' 6" x l: 14' 3")

### Bedroom 2

w: 2.89m x l: 2.93m (w: 9' 6" x l: 9' 7")

### Bedroom 3

w: 2.89m x l: 2.93m (w: 9' 6" x l: 9' 7")

### Conservatory

w: 2.15m x l: 2.6m (w: 7' 1" x l: 8' 6")

### Living room

w: 3.06m x l: 7.35m (w: 10' x l: 24' 1")

### Kitchen/diner

w: 2.15m x l: 5.61m (w: 7' 1" x l: 18' 5")

### Garage

w: 3.33m x l: 5.74m (w: 10' 11" x l: 18' 10")





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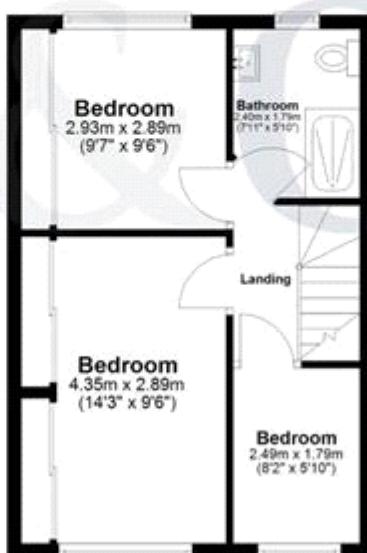
### Ground Floor

Approx. 48.1 sq. metres (517.5 sq. feet)



### First Floor

Approx. 34.9 sq. metres (375.6 sq. feet)



### Outbuilding

Approx. 19.1 sq. metres (205.7 sq. feet)



Total area: approx. 102.1 sq. metres (1098.8 sq. feet)

South View Road



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(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.