



Boscombe Avenue, Grays

£360,000 Freehold

Ali & Co are excited to welcome to the market this spacious three bedroom Town House, CHAIN FREE, nestled in a quiet residential street in the heart of Grays.

Close to schools, shops & transport links | Three generously sized bedrooms | CHAIN FREE | Corner Plot | Driveway and garage |
Ground floor WC | Spacious living areas | Split level layout | Need of Refurbishment |

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Ali&Co
PROPERTY SERVICES

THREE BEDROOM FAMILY HOME

LOCATION: Located in a sought after part of Grays, the property is within easy reach of local shops, schools, parks, and transport links to the A13/M25 , including Grays railway station with direct services to London Fenchurch Street.

ACCOMODATION: A Spacious Townhouse on a Generous Corner Plot, this impressive townhouse is set over three floors and offers fantastic potential for those looking to create their dream home. Positioned on a larger corner plot, the property features a garage, ground floor WC, and a substantial kitchen/diner, perfect for family living. While the home is in need of refurbishment, it provides an excellent opportunity to add value.

EXTERNALLY : This property occupies a generous corner plot, offering excellent outdoor space and versatility. To the front, you will find a garage and off street parking, providing convenience and security. The side access make it easy to reach the rear garden without going through the house , this outdoor space offers plenty of potential.

Internal viewings highly recommended , please call the office today on 01375 806786 to arrange a viewing.

Council Tax Band: C (Thurrock Council)
Tenure: Freehold
Parking options: Garage
Electricity supply: Mains
Water supply: Mains

Bedroom 1
w: 3.16m x l: 4.44m (w: 10' 4" x l: 14' 7")

Bedroom 2
w: 3.16m x l: 3.72m (w: 10' 4" x l: 12' 2")

Bedroom 3
w: 2.41m x l: 2.7m (w: 7' 11" x l: 8' 10")

Lounge
w: 4.42m x l: 5.07m (w: 14' 6" x l: 16' 8")

Kitchen/diner
w: 3.79m x l: 5.07m (w: 12' 5" x l: 16' 8")

Garage
w: 3.14m x l: 5.74m (w: 10' 4" x l: 18' 10")





40 Boscombe Avenue



Total Area: 110.2 m² ... 1186 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	78
(39-54)	E	60
(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/fitings 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.