



William Street, Grays, RM17 6DY

£290,000 Freehold

Ali & Co are delighted to present this impressive TWO BEDROOM FAMILY HOME FOR SALE central Grays Location with No Onward Chain.

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Ali&Co
PROPERTY SERVICES

Impressive Two Bedroom Family Home

Situated in a convenient and well-established residential location, this well-presented two-bedroom home on William Street, Grays, offers spacious accommodation arranged over two floors and is ideal for first-time buyers, investors, or downsizers.

The ground floor features a generous open-plan living/dining room, providing excellent space for both relaxing and entertaining, along with a separate fitted kitchen offering ample storage and worktop space.

To the first floor, the property boasts two well-proportioned bedrooms and a large family bathroom, creating comfortable and practical living accommodation.

The home is ideally located within easy reach of Grays town centre, local shops, schools, and amenities. Grays mainline railway station offers direct links into London Fenchurch Street, making this an excellent option for commuters. The A13, M25, Lakeside Shopping Centre, and Dartford Crossing are also all easily accessible.

An internal viewing is highly recommended to fully appreciate the space and location on offer.

Measurements

Ground Floor – approx. 34.1 sq metres (366.7 sq ft)

Living / Dining Room:
7.10m x 3.70m (23'4" x 12'2")

Kitchen:
3.80m x 2.00m (12'6" x 6'7")

First Floor – approx. 31.8 sq metres (342.1 sq ft)

Bedroom 1:
4.00m x 2.70m (13'1" x 8'10")

Bedroom 2:
3.24m x 2.70m (10'8" x 8'10")

Bathroom:
3.58m x 2.01m (11'9" x 6'7")

Council Tax Band: B (Thurrock Council)

Tenure: Freehold

Parking options: On Street

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

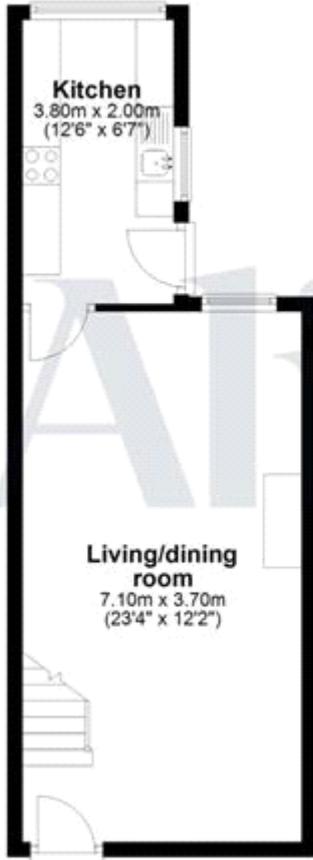
Water supply: Mains

Sewerage: Mains





Ground Floor
Approx. 34.1 sq. metres (366.7 sq. feet)



First Floor
Approx. 31.8 sq. metres (342.1 sq. feet)



Total area: approx. 65.8 sq. metres (708.8 sq. feet)
William Street



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 88 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (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.