



Culverin Avenue, Grays

£420,000 Freehold

Presenting to the market with Ali & Co Property Services, this attractive THREE BEDROOM END TERRACED FAMILY HOME CHAIN FREE is nestled in the prestigious Woodside location of Grays.

Close to schools, shops, and leisure facilities | Modern fully fitted kitchen with contemporary units and integrated appliances | Spacious lounge/dining area with French doors to the garden | Convenient downstairs WC | Generous driveway to the side of the property | Side access leading to the rear garden | Quiet cul-de-sac location |

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Ali&Co
PROPERTY SERVICES

THREE BEDROOM FAMILY HOME

Presenting to the market with Ali & Co Property Services, this attractive THREE BEDROOM END TERRACED FAMILY HOME CHAIN FREE is nestled in the prestigious Woodside location of Grays.

Welcome to Culverin Avenue a well maintained newly built three bedroom end Terraced family home set in a quiet and desirable cul-de-sac within Woodside, Grays. This property offers spacious living accommodation, modern interiors and excellent transport links making it ideal for families, first time buyers and those looking to upsize or downsize without compromise.

ACCOMMODATION:

Step into a welcoming entrance hall with a convenient downstairs WC, leading through to a well presented modern fully fitted kitchen positioned at the front of the property and finished with a range of contemporary units and integrated appliances. To the rear, the spacious lounge provides an ideal family living and dining area including a large storage cupboard, enhanced by French doors that open directly onto the sunny south-facing garden. Upstairs there are three well proportioned bedrooms all offering comfortable family living space., featuring a modern family bathroom finished in a contemporary design with stylish tiling and quality fittings.

EXTERNALLY:

To the rear, the property boasts a large south-facing garden, the garden extends beyond the typical terraced layout. To the side of the property there is a generous driveway providing convenient off-street parking and allowing easy access to the garden.

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

Council Tax Band: D (Thurrock Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden, Rear Garden

Electricity supply: Mains, Solar

Heating: Gas Mains

Water supply: Mains

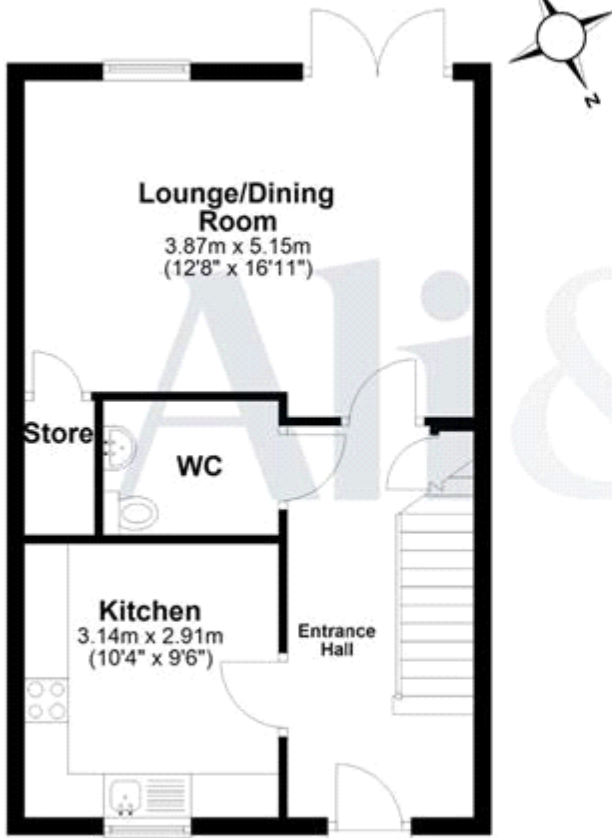
Sewerage: Mains





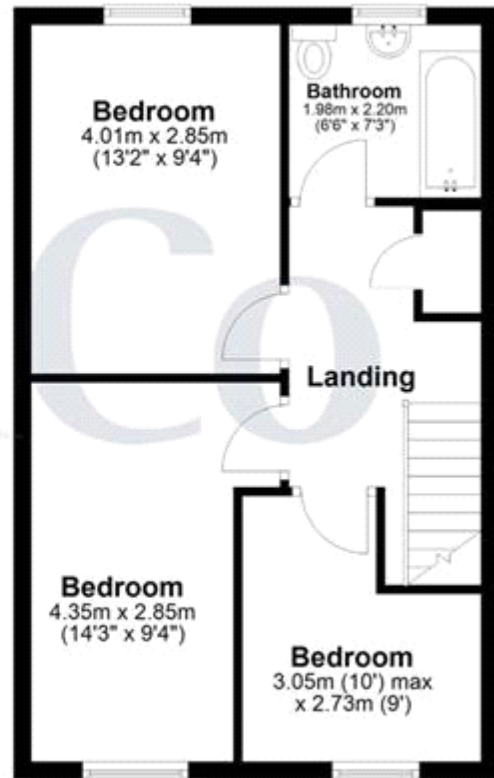
Ground Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



Total area: approx. 87.1 sq. metres (937.5 sq. feet)
Culverin Avenue



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		
(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/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.