



Rookery View, Grays

£315,000 Freehold

Ali & Co are delighted to present to the market this charming and well presented modern one bedroom bungalow, ideally located in the sought after Rookery View area of Little Thurrock.

Charming modern one-bedroom bungalow | Sought-after Rookery View, Little Thurrock location | Potential to extend (subject to planning permission) | Beautifully established landscaped garden | Ideal for first-time buyers, downsizers, or investors | CHAIN FREE | Close to schools, amenities & transport links | Immaculately presented throughout |

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Ali & Co
PROPERTY SERVICES

ONE BEDROOM BUNGALOW

Ali & Co are delighted to present to the market this charming and well presented modern one bedroom bungalow, ideally located in the sought after Rookery View area of Little Thurrock.

Situated in a popular and well established residential area, the property is conveniently positioned close to local amenities and excellent transport links, making it an ideal choice for first time buyers, downsizers, or investors.

The property features a spacious lounge/diner, which leads directly out to a beautifully established landscaped garden perfect for relaxing or entertaining. The bathroom has recently been refitted to a high standard and is now presented as a stylish modern wet room.

This bungalow is beautifully presented throughout and offers comfortable single level living, with a bright and airy feel. In addition, the property provides excellent potential to extend (subject to the necessary planning permissions), making it a fantastic long-term investment.

Early viewing is highly recommended to fully appreciate everything this lovely home has to offer.

Council Tax Band: B (Thurrock Council)

Tenure: Freehold

Parking options: Disabled Parking Available

Garden details: Rear Garden

Electricity supply: Mains

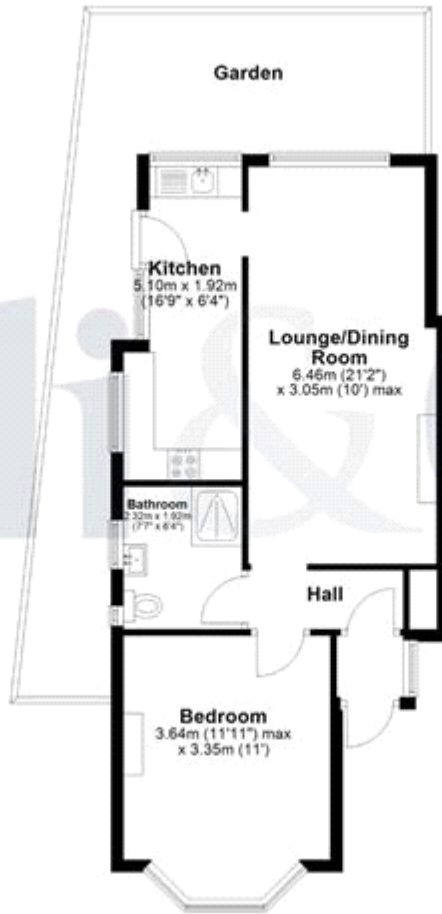
Heating: Gas Mains

Water supply: Mains





Ground Floor
Approx. 50.6 sq. metres (544.3 sq. feet)
(excluding Garden)



Total area: approx. 50.6 sq. metres (544.3 sq. feet)
Rookery View



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	71
(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.