



ABSOLUTE
PROPERTY

Sopers House, Soper Road, Cuffley EN6 4RY

☎ 020 8882 8156 📠 020 8882 8155

✉ info@absolutepropertyagents.com

🌐 www.absolutepropertyagents.com



8 Tunnel Cottages The Rookery, Grays RM20 3HT

Price Guide £300,000

Absolute Property are pleased to offer this two bedroom end of terrace house located within the popular location of West Thurrock, Grays. Tunnel Cottages is a small row of cottages that is within close proximity to the Lakeside Shopping Complex, local bus stops and to the West Thurrock Academy. The property does come with a tenant in situ currently generating an annual income of £11,400. Benefits include kitchen/diner, two double bedrooms, double glazing, driveway and potential to side to extend subject to planning permission.



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ENTRANCE:

Front door opening to:

LOUNGE:

12'2 x 10'6 (3.71m x 3.20m)

Coving to ceiling, electric fireplace, radiator, upvc double glazed window to front aspect, tv socket, open doorway to hallway.

HALLWAY:

Stairs to first floor landing, door into kitchen/diner.

KITCHEN/DINER:

12'2 x 10'6 (3.71m x 3.20m)

Range of eye and base level units, gas cooker point, build in extractor, plumbing for washing machine, stainless steel sink drainer unit with mixer taps, understairs storage cupboard, two upvc double glazed windows to side and rear aspect, door to 2nd hallway.

SECOND HALLWAY:

Door to bathroom, single door opening to rear garden.

BATHROOM:

Four piece suite comprising of low flush wc, pedestal hand wash basin, shower cubicle, bath with shower attachment, radiator, upvc double glazed frosted window to rear aspect.

FIRST FLOOR LANDING:

Doors to bedroom one, bedroom two.

BEDROOM ONE:

12'3 x 10'6 (3.73m x 3.20m)

Coving to ceiling, radiator, upvc double glazed window to front aspect.

FRONT ASPECT:

Driveway to side of property providing off street marking for 3 vehicles. this space has potential to extend or build another dwelling subject to planning permission.

REAR ASPECT:

Patio with rest mainly laid to lawn, shed, outside tap, outside lighting side gate access.

