



GRIFFIN  
THE PROPERTY PEOPLE



£300,000\* fees apply

Parker Road, Grays, RM17 5YW



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\*\*\*\* IDEAL FAMILY PROPERTY \*\*\* GUIDE PRICE £300,000 - £325,000 \*\*\*\*

Griffin are delighted to be able to offer for sale this well presented three bedroom mid terrace house situated within 0.7 miles (approx.) to Intu Lakeside Shopping Centre & Chafford Hundred mainline station with easy access to London Fenchurch Street via C2C railway services.

The property has been much improved by the current owner who purchased the property 38 years ago, with features including three spacious bedrooms, two reception rooms, UPVC double glazed windows/doors with bay window added to lounge, gas central heating (untested by Griffin) with combination boiler, fitted kitchen. The property further benefits from ground floor bathroom with walk-in shower to the ground floor and low maintenance, landscaped rear garden.

## Room Measurements

- Lounge: 9'94 x 12'15
- 2nd Reception Room: 10'89 x 12'15
- Kitchen: 7'60 x 9'44
- Bathroom: 5'05 x 8'23
- Bedroom One: 10'14 x 10'97
- Bedroom Two: 10'96 x 9'31
- Bedroom Three: 9'43 x 7'69

## Agency information

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
5. Referral Fees - Please note a referral fee of up to £400.00 including VAT per transaction could be received from any referred solicitor upon completion.
- 5.1 - Griffin could earn up to 5% of total removal costs if client proceeds to instruct the services of Trunk Logistics LTD ( Our Offical Removal Partner).

## Continued...

- 5: Griffin has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Griffin has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

## Buyers reservation fee information

Griffin Grays provide a reservation fee service to protect both our buyers and our vendors from being gazumped or gazundered.

A reservation fee is very similar to putting a holding deposit down when renting a property. It is a payment made by a buyer to provide exclusive rights to buy a property, under certain conditions and at an agreed price. The reservation fee is set at £1,000 for properties available through us Full terms and conditions are available at the office or can be sent to you via email upon request.

