



£320,000\* fees apply

Rosebery Road, Grays, RM17 5YT

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\*\*\*CHAIN FREE!!! EXTENDED KITCHEN AND LOFT CONVERSION!!!\*\*\*

Griffin are delighted to offer for sale this three bedroom mid terrace house on Rosebery Road, Grays. The property has been extended to the rear providing a large fully integrated kitchen open plan to the lounge/diner and separate utility/WC. Upstairs there are 3 great size bedrooms, a modern family bathroom and loft space. The kitchen opens up onto the rear garden measuring approx 50ft which has access from the back as well as a converted outbuilding. To the front the property is approached via a small patio area. Further features include gas central heating, double glazed windows and close proximity to grays town center and C2C rail station.

EPC RATING: TBC

## Property information

Entrance hall: 5'32" x 14'37"

Lounge: 11'26" x 11'52"

Dining room: 12'21" x 10'68"

Kitchen: 9'03" x 11'36"

Utility: 6'09" x 8'79"

Bedroom one: 11'70" x 12'25"

Bedroom two: 11'31" x 8'83"

Bedroom three: 8'00" x 6'87"

Bedroom four: 11'24" x 9'60"

En suite: 7'86" x 4'84"

## 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.

## 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.

