



Kempsters

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ESTATE AGENTS

32 Windsor Avenue
North Grays RM16 2UB

3 1 1

Offers in the region
£440,000

This three bedroomed semi detached house is situated in a highly sought after location within easy reach of local shops, schools and Grays town centre. The property requires a large degree of modernisation throughout and is offered with no onward chain.



- Lounge/diner 24'3 x 11'3 reducing to 8'11
- Kitchen 10'7 x 7'10
- Lean To 16'3 x 6'3
- Bedroom One 13'4 x 10' (into wardrobes)
- Bedroom Two 11' x 10'7
- Bedroom Three 10'4 x 7'
- Rear Garden Approx 120'
- Two Garages At Rear
- No Onward Chain
- Potential For Extension (subject to planning consents)



ENTRANCE PORCH

Tiled floor. Partially opaque glazed door with side window leads to:

ENTRANCE HALL

Coved and textured ceiling, access to first floor, under stairs storage cupboard, radiator, carpet.

LOUNGE/DINER

24'3 x 11'3 reducing to 8'11 (7.32m'0.91m x 3.35m'0.91m reducing to 2.44m'3.35m)

Double glazed bow window to front, double glazed window to side, double glazed patio doors lead to lean to, coved and textured ceiling, two radiators, power points, carpet.

KITCHEN

10'7 x 7'10 (3.05m'2.13m x 2.13m'3.05m)

Window and door lead to lean to, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, ample appliance spaces, built-in larder cupboard, power points, laminate floor.

LEAN TO

16'3 x 6'3 (4.88m'0.91m x 1.83m'0.91m)

Double glazed windows and double glazed French doors lead to rear garden, power points.

FIRST FLOOR LANDING

Textured ceiling, access to loft space, carpet.

BEDROOM ONE

13'4 x 10' (into wardrobes) (3.96m'1.22m x 3.05m' (into wardrobes))

Double glazed window to front, textured ceiling, range of fitted wardrobes, matching cupboard housing gas central heating boiler, radiator, power points.

BEDROOM TWO

11' x 10'7 (3.35m' x 3.05m'2.13m)

Double glazed window to rear, textured ceiling, range of fitted wardrobes, radiator, power points.



BEDROOM THREE

10'4 x 7' (3.05m'1.22m x 2.13m')

Double glazed window to front, power point.

SHOWER ROOM

Opaque double glazed window to rear, suite comprising shower cubicle, pedestal wash hand basin and low flush toilet, radiator, tiled walls, vinyl flooring.

REAR GARDEN

in excess of 120' (in excess of 36.58m')

Large patio area, remainder laid to lawn with mature shrubs and trees

PARKING

Two garages in block at rear approached via side access plus potential parking in rear garden if required.

FRONT GARDEN

Laid to lawn with shrub borders.

COUNCIL TAX



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Band D: £1,735 per year













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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Target	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(93-100) A		87	(82-100) A
(81-92) B			(81-81) B
(69-80) C	71		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
All energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC