



**Kempsters**

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ESTATE AGENTS

16 Palmers Avenue  
Grays RM17 5UB

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Asking price  
**£525,000**

This spacious and attractive three bedroomed detached character house is situated in a convenient and popular location within easy walking distance of Grays town centre. The property requires a large degree of modernisation throughout and is offered with no onward chain.



- Modernisation Required
- No Onward Chain
- Lounge/Diner 30'10 max x 11'11
- Sitting Room 14' x 12'6
- Kitchen/Breakfast Room 18'7 x 12'6>6'11
- Bedroom One 18'3 x 12'6
- Bedroom Two 14'5<21'1 x 11'7
- Bedroom Three 14'2 max x 12'
- Sunny South Facing Rear Garden in excess of 110'
- Off Road Parking For Two/Three Vehicles

## SMALL ENTRANCE PORCH

Door to:

## ENTRANCE HALL

Double glazed window to side, access to first floor, under stairs storage cupboard, radiator, carpet.

## GROUND FLOOR CLOAKROOM

Opaque double glazed window to side, suite comprising wash hand basin and low flush toilet, tiled walls. Carpet.

## SITTING ROOM

14'1 x 12'6 (4.29m x 3.81m)

Double glazed bay window to front, coved ceiling, picture rail, radiator, power points, carpet.

## LOUNGE/DINER

30'10 max x 11'11 (9.40m max x 3.63m)

Double glazed half bay window to front, two opaque glazed arch windows to side, double glazed French doors lead to rear garden, two radiators, power points, carpet.

## KITCHEN/BREAKFAST ROOM

18'7 x 12'6 reducing to 6'11 (5.66m x 3.81m reducing to 2.11m)

Double glazed window to side, double glazed window and double glazed door lead to rear garden, coved ceiling, base and eye level units with rolled edge work surfaces, inset single drainer sink unit, integrated oven, hob and extractor, ample appliance spaces, wall mounted gas central heating boiler, radiator, power points, vinyl flooring.

## FIRST FLOOR LANDING

Double glazed window, to side, coved ceiling, built-in airing cupboard, power points, carpet.



## BEDROOM ONE

18'3 x 12'6 (5.56m x 3.81m)

Opaque double glazed window to side, double glazed window to rear, coved ceiling, access to loft space, fitted shower cubicle, range of fitted wardrobes with matching chest of drawer unit, radiator, power points, carpet.

## BEDROOM TWO

14'5<21'1 x 11'7 (4.39m<6.43m x 3.53m)

Double glazed bay window to front, coved ceiling, range of fitted wardrobes, radiator, power points, carpet.

## BEDROOM THREE

14'2 max x 12' (4.32m max x 3.66m)

Double glazed half bay window to front, coved ceiling, range of fitted wardrobes with matching chest of drawer and dressing units, radiator, power points, carpet.

## BATHROOM

Opaque double glazed windows to rear and side, coved ceiling, built-in airing cupboard, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, radiator, tiled walls, vinyl flooring.

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### REAR GARDEN

in excess of 110' (in excess of 33.53m)

Immediate patio area, lawn area with mature shrubs and conifers, remainder in need of attention, side access leads to:

### FRONT GARDEN

Crazy paved providing off road parking for two/three vehicles.

### COUNCIL TAX

Band F







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