



Kempsters

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64 Belmont Road
Grays RM17 5YJ

3 1 2

Asking price
£300,000

This three bedroomed house is situated in a popular location within easy walking distance of local schools and Grays town centre. The property requires a good degree of modernisation and is offered with no onward chain.



- Modernisation Required
- No Onward Chain
- Gas Central Heating
- Lounge
- Dining Room
- Kitchen
- Approx 55' Rear Garden
- Potential For Parking At Rear



ENTRANCE HALL

Access to first floor, under stairs storage cupboard, radiator, fitted carpet.

LOUNGE

13' x 11'10 (3.96m x 3.61m)

Double glazed bay window to front, picture rail, radiator, power point, fitted carpet.

DINING ROOM

11'10 x 11'3 (3.61m x 3.43m)

Double glazed window to rear, built-in cupboard housing gas central heating boiler, picture rail, radiator, power points.

KITCHEN

7'11 x 6'6 (2.41m x 1.98m)

Window and door lead to rear garden, base and eye level units with contrasting work surfaces, inset single drainer sink unit, appliance spaces, power points.

FIRST FLOOR LANDING

Access to loft space, fitted carpet.

BEDROOM ONE

12'6 x 11'3 (3.81m x 3.43m)

Double glazed window to rear, picture rail, fitted airing cupboard, radiator, power point.

BEDROOM TWO

11'3 x 10'3 (3.43m x 3.12m)

Double glazed window to front, fitted cupboard, radiator, power point.

BEDROOM THREE

7'3 x 7'2 (2.21m x 2.18m)

Double glazed window to front, picture rail, radiator, power point.



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BATHROOM

Opaque double glazed window to rear, suite comprising bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin and low flush toilet, radiator, part tiling to three walls, vinyl flooring.

REAR GARDEN

in excess of 55' (in excess of 16.76m')

Laid to lawn with fence surround. Potential for parking approached via rear vehicular access.

FRONT GARDEN

Wall surround.

COUNCIL TAX

Band B











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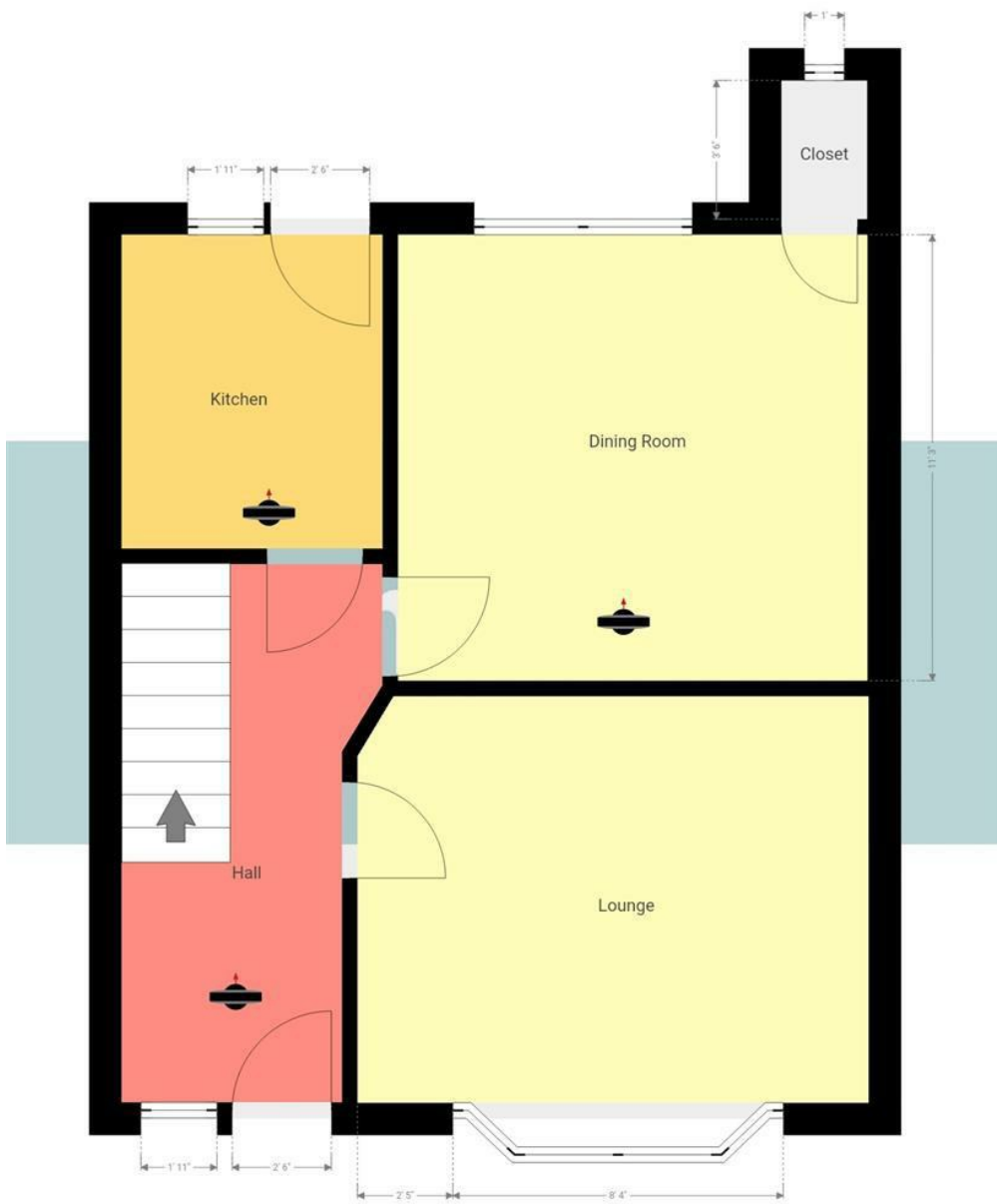


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82-91 A	89	Very environmentally friendly - lower CO ₂ emissions 82 plus A	
81-81 B		81-81 B	
69-80 C		69-80 C	
55-68 D	63	55-68 D	
39-54 E		39-54 E	
27-38 F		27-38 F	
1-26 G		1-26 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