



Kempsters

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ESTATE AGENTS

261 Rectory Road
Grays RM17 5SW

3 1 2

Asking price
£450,000

This extended three bedroomed semi detached house is situated on a corner plot in a great location within easy walking distance of local shops and schools. The property offers tremendous potential for further extension (subject to relevant permission) and is offered with no onward chain.



- Extended
- No Onward Chain
- Tremendous Potential For Further Extension (subject to relevant permission)
- Lounge
- Sitting Room
- L-Shaped Kitchen/Diner
- Corner Plot In Excess Of 90' max x In Excess Of 60'
- Garage And Parking



ENTRANCE HALL

Smooth plastered ceiling with inset spotlights, access to first floor, two under stairs storage cupboards, radiator, power points, laminate floor.

LOUNGE

12'8 x 12'1 (3.66m'2.44m x 3.66m'0.30m)

Double glazed bay window to front, coved and smooth plastered ceiling with inset spotlights, radiator, power points, laminate floor.

SITTING ROOM

11'10 x 11'5 (3.35m'3.05m x 3.35m'1.52m)

Coved and textured ceiling with inset spotlights, radiator, power points, laminate floor. Open plan to:

L-SHAPED KITCHEN/DINER

16'11 x 7'1 plus 9'7 x 6'9 (4.88m'3.35m x 2.13m'0.30m plus 2.74m'2.13m x 1.83m)

Double glazed windows and patio doors lead to rear garden, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and concealed extractor, space for washing machine, concealed gas central heating boiler, tiled walls to kitchen area, two radiators, power points, laminate floor.

FIRST FLOOR LANDING

Double glazed window to side, smooth plastered ceiling with inset spotlights, power points, fitted carpet.

BEDROOM ONE

13'5 x 11'3 (3.96m'1.52m x 3.35m'0.91m)

Double glazed bay window to front, coved and smooth plastered ceiling with inset spotlights, radiator, power points, fitted carpet.

BEDROOM TWO

11'2 x 11'2 (3.35m'0.61m x 3.35m'0.61m)

Double glazed window to rear, coved and smooth plastered ceiling with inset spotlights, radiator, power points, fitted carpet.



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BEDROOM THREE

7'3 x 6'9 (2.13m'0.91m x 1.83m'2.74m)

Double glazed window to front, coved and smooth plastered ceiling with inset spotlights, radiator, power points, fitted carpet.

BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, extractor fan, suite comprising bath with mixer tap and shower attachment, shower screen, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, tiling to two walls, tiled floor.

REAR GARDEN

in excess of 90' max x in excess of 60' max (in excess of 27.43m' max x in excess of 18.29m' ma)
Immediate decking area, remainder mainly laid to lawn with fence surround, storage shed. Access to garage at rear and front garden

GARAGE

Approached via side vehicular access, parking space in front and potential to create further parking.

FRONT GARDEN

Laid with decorative pebbles, wall surround.



COUNCIL TAX
Band C

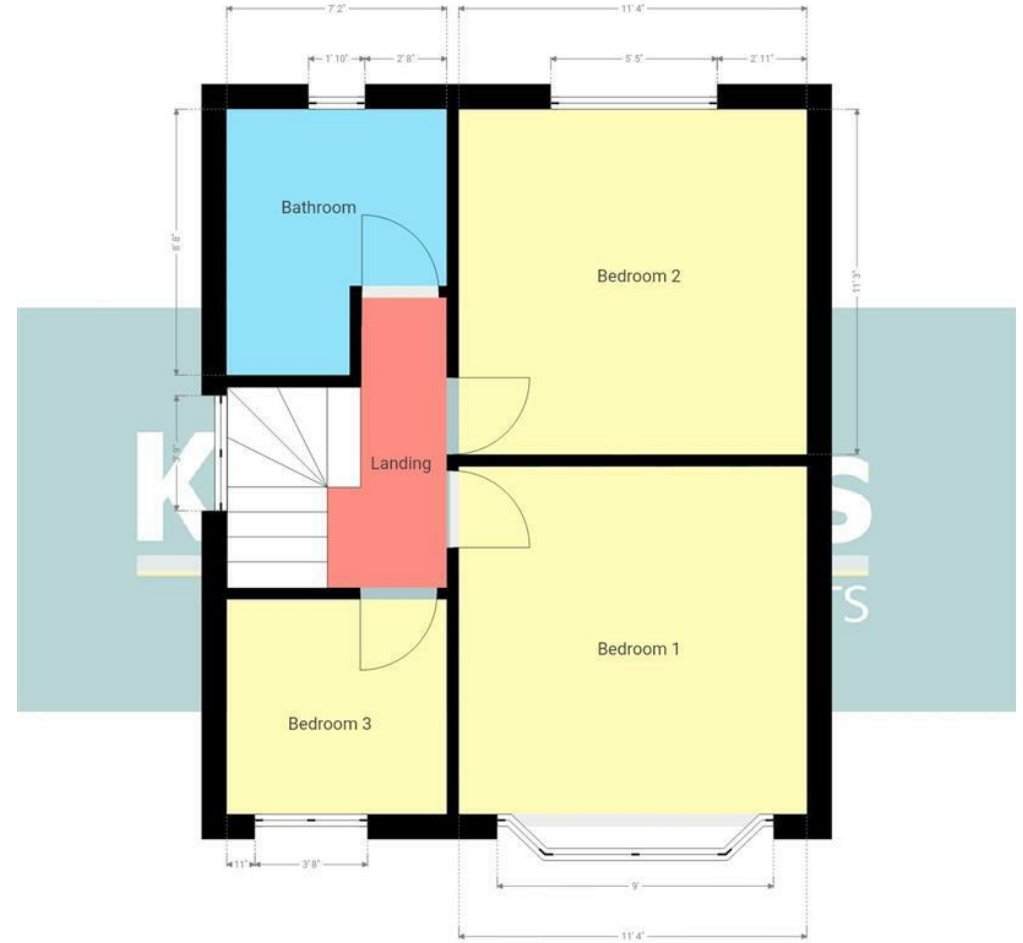












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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
103-104 kWh/m ² A		102-103 g/m ² A	
91-101 kWh/m ² B		81-101 g/m ² B	
80-90 kWh/m ² C		60-80 g/m ² C	
69-79 kWh/m ² D		40-60 g/m ² D	
59-68 kWh/m ² E		20-59 g/m ² E	
49-58 kWh/m ² F		10-19 g/m ² F	
39-48 kWh/m ² G		1-9 g/m ² 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