



All enquiries Ref: James Paterson

- **Substantial freehold two floor detached house with double garage and off-street parking**
- **Investment**

Location:

The property is situated on Argent Street between its junctions with Bromley Rd and Wharf Road. Public transport links include Grays mainline rail station together a network of local bus services serving the surrounding vicinity. Road links include the A13, A282, A2 and M25. Shopping amenities can be found locally within Grays with an extensive range of shops, bars and restaurants being found in Dartford and Bluewater Shopping Centre. Recreational pursuits can be found locally at the open spaces of Grays Beach Riverside Park and along the River Thames.

Description:

Substantial freehold detached house arranged over ground and first floors with double garage and off-street parking.

Accommodation:

The auctioneers were unable to inspect the property at the time of going to print although believe it comprises the following accommodation: Prospective purchasers must rely on their own enquires in this respect and with regards to the floor plan.

First floor: Master bedroom with ensuite shower room/WC, three further bedrooms, bathroom/WC, landing

Ground floor: Reception room, dining room, kitchen/breakfast room, cloakroom/ WC, Study/bed 5, conservatory, entrance hallway

Outside: Double garage, off street parking and rear garden

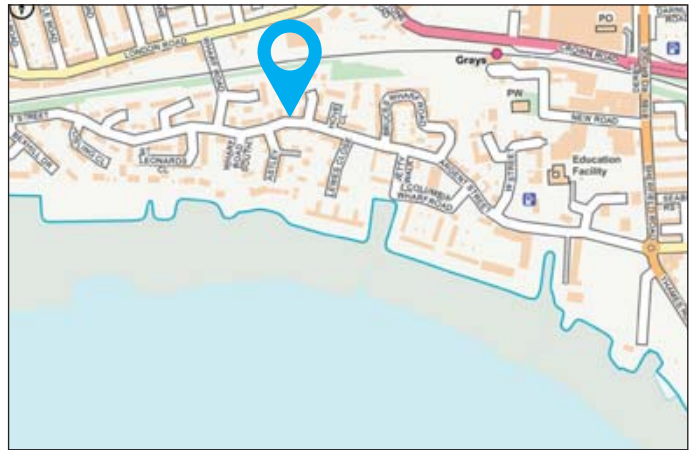
EPC rating: C (127 sq.m)

Council Tax Band: F

Tenancy: The property is let on an assured shorthold tenancy agreement (AST) for a term of 12 months from 15th December 2024 at a rent of £3,500 pcm.

Rent reserved:

£42,000 per annum



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