



**Crammavill Street, Grays RM16 2AG**

**welcome to**

**Crammavill Street, Grays**

Offering NO UPWARD CHAIN and with keys held for viewings, this three bedroom house with a generous 48ft westerly backing rear garden, replacement fitted kitchen and shower room, utility room and double glazing is expected to sell quickly. Call William H Brown to arrange your viewing today.





**Entrance Hall**

**Lounge**

19' 3" x 12' 6" ( 5.87m x 3.81m )

**Kitchen L- Shaped**

18' 1" x 9' 10" ( 5.51m x 3.00m )

**Utility Room**

12' 9" x 7' 10" ( 3.89m x 2.39m )

**First Floor Landing**

**Bedroom One**

12' 1" x 10' 11" ( 3.68m x 3.33m )

**Bedroom Two**

12' 5" x 8' 10" ( 3.78m x 2.69m )

**Bedroom Three**

9' 6" x 7' 2" ( 2.90m x 2.18m )

**Shower Room**

**Rear Garden 48ft**

welcome to

## Crammavill Street, Grays

- NO UPWARD CHAIN
- KEYS HELD FOR VIEWINGS
- THREE BEDROOM PROPERTY
- 48FT WESTERLY GARDEN
- STIFFORD CLAYS AREA OF GRAYS

Tenure: Freehold EPC Rating: E

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GRA102712 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 **william h brown** Incorporating Porter Glenny



**01375 374444**



[grays@williamhbrown.co.uk](mailto:grays@williamhbrown.co.uk)



1 Orsett Road, GRAYS, Essex, RM17 5DA



[williamhbrown.co.uk](http://williamhbrown.co.uk)