

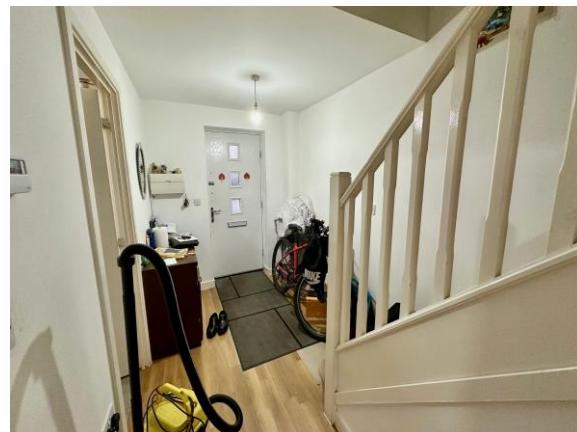


Malthouse Drive, Grays RM17 5FG

welcome to

Malthouse Drive, Grays

Located within half a mile of Grays town centre and C2C train station serving Fenchurch Street in approximately 35 minutes, is this modern design TWO DOUBLE BEDROOM, TWO BATHROOM terraced house with ground floor Wc, fitted kitchen, westerly backing rear garden. Due to be vacant around March time!



Entrance Hall

Cloakroom

Lounge

Kitchen

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bathroom

Rear Garden

Allocated Parking To Front

Permit Parking To The Rear



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welcome to

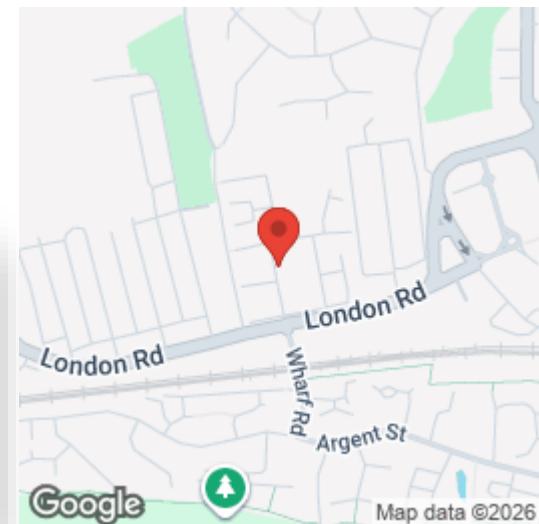
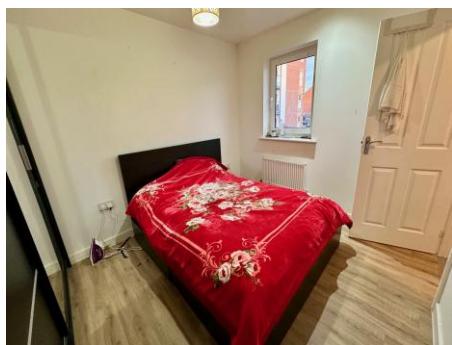
Malthouse Drive, Grays

- TWO BEDROOMS FAMILY HOME
- EN-SUITE TO MASTER BEDROOM
- GROUND FLOOR WC
- WESTERLEY BACKING REAR GARDEN
- ALLOCATED PARKING TO REAR

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£360,000



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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.



Property Ref:
GRA105610 - 0003

 **william h brown** Incorporating **Porter Glenny**



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