



Rosebery Road, Grays

Guide Price £200,000



- A fantastic size two bedroom ground floor maisonette
- Benefitting from having its own wonderful size rear garden
- Gated parking to the rear
- Lovely size lounge
- Modern kitchen
- Family bathroom
- Two nice size bedrooms
- An excellent location for Grays town centre and train station



Colubrid Estate Agents are pleased to welcome to the market this excellent size two bedroom ground floor maisonette with the huge benefit of having its own rear garden. Accommodation boasts an entrance hallway, lovely size lounge, modern kitchen, family bathroom and two bedrooms. Externally the property has a wonderful size rear garden and gated parking facilities to the rear. This property is in an excellent location for Grays town centre and train station.

GUIDE PRICE - £200,000-£220,000

Entrance hall gives access to all rooms. Storage cupboard.

Bedroom one 15'0 max x 11'4 double glazed window to front. Built in wardrobe.

Bedroom two 10'8 x 6'4 max. Double glazed window to rear.

Lounge/diner 12'4 x 11'7 also overlooks the rear aspect. Double glazed window. Feature fireplace. Wooden style flooring,

Kitchen 8'4 x 6'1 double glazed window to side. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker. Tiled flooring.

Inner hallway gives external access to garden.

Bathroom comprises white panel bath, wash hand basin and low level WC. Tiling to walls. Tiled flooring. Obscure double glazed window.

Rear garden commences with patio seating area, side access gate and brick built shed. Remaining garden has artificial lawn. Gated parking to rear.

Further Details:

Length of lease: Approximately 65 years remaining

Ground Rent: £50.00 paid 6 monthly

Annual Service Charge: £120.00 approximately

Annual Building Insurance: £800.00 approximately

Council Tax Band: A

Local Authority: Thurrock

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Local Life

Grays is the largest town in the borough and authority of Thurrock in Essex. The town, on the north bank of the River Thames, is approximately 20 miles to the east of central London, and 2 miles east of the M25 motorway. The Town Centre offers an array of shops, indoor shopping centre, pubs and restaurants. Grays railway station is on the C2C line with direct links into Fenchurch Street via Upminster and Barking. Or if shopping is not ideal for you, then why not visit Grays Beach. A13 road links nearby giving easy access to London.



Floor Plan



