



## Plymouth Road, Chafford Hundred

Offers Over £270,000



- A well presented and fantastic size two bedroom coach house
- Ideally located just 0.2 miles from Chafford Hundred train station, within easy reach of A13 and M25 road links and close proximity of Lakeside Shopping Centre
- Lovely size lounge
- Great size kitchen/diner
- Two good size bedrooms
- Family bathroom
- Loft space
- Garage, parking and storage room
- Top of the range Worcester Bosch combi boiler installed January 2024
- Long lease remaining of over 100 years



Nestled in the charming Plymouth Road of Chafford Hundred, Grays, awaits a delightful two-bedroom coach house that exudes both charm and practicality.

Upon entering, you are greeted by your very own front door, setting the tone for a sense of privacy and independence. The property boasts a spacious layout, featuring a welcoming entrance hallway, a landing with loft access, a generously sized lounge, a kitchen/diner perfect for hosting gatherings, two comfortable bedrooms, and a family bathroom for your convenience.

In addition to the inviting interior, this maisonette offers a garage, a storage room, and parking, ensuring that storage and parking needs are effortlessly met. The recent installation of a new top-of-the-range Worcester Bosch combi boiler in January 2024 adds a modern touch to the property, promising efficiency and comfort.

Benefiting from a lease with over 100 years remaining, this home not only offers a secure investment but also provides a prime location just 0.2 miles away from Chafford Hundred train station. With easy access to the A13 and M25 road links, as well as the close proximity to the popular Lakeside Shopping Centre, convenience is truly at your doorstep.

Don't miss the opportunity to make this well-presented coach house your own and enjoy the comfort and convenience it has to offer in this sought-after location.

Enter the property via door to front aspect. Stairs to accommodation.

Landing gives access to all rooms. Access to loft. Two storage cupboards.

Bedroom one 10'5 x 10'3 double glazed window. Built in wardrobe.

Bedroom two 10'3 x 7'1 double glazed window.

Bathroom comprises white panel bath fitted with shower/mixer tap. Vanity wash hand basin and low level WC. Heated towel rail. Tiling to walls. Obscure double glazed window.

Kitchen/diner 13'8 x 7'7 double glazed window. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Induction hob, oven and extractor hood to remain. Space for other appliances.

Lounge 17'9 x 9'9 double glazed window. Wooden style flooring.

The property also has parking for 2 vehicles and a garage with up and over door, power/light and water tap.

Brick built storage shed 9'6 x 3'1

Further Details:

Length of lease: Approximately 102 years remaining.

Annual Ground Rent: £180.00

Annual Service Charge: £820.00 not including building insurance

Worcester Combination Boiler installed January 2024

Alarm system code access

Council Tax Band: C

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 endeavor 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.

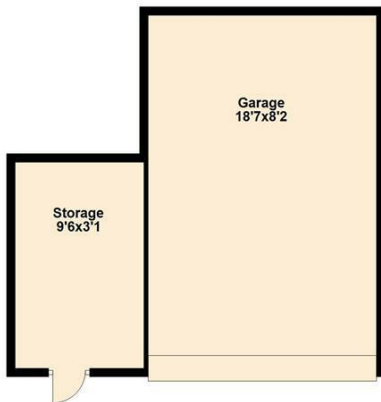


# Local Life

Chafford Hundred is an area in the Borough of Thurrock in the ceremonial county of Essex. Chafford Hundred is north-west of Grays. Its railway station serves the area on the western side of the area Lakeside Shopping Centre is in West Thurrock. Easy access to A13/M25 road links.



Ground Floor



First Floor





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