

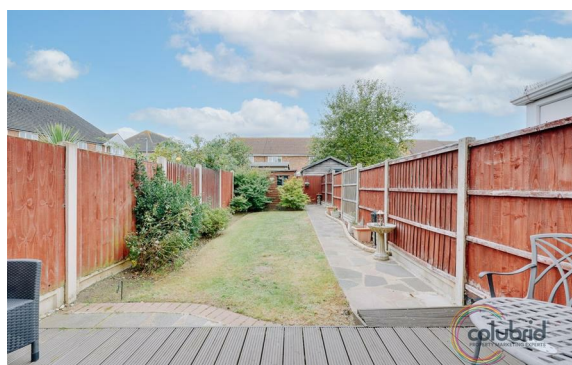


## Wharf Road South, Grays

Guide Price £340,000



- Being sold with no onward chain
- A well presented and fantastic size two bedroom house
- Owned by the same family for 25 years it has truly been a wonderful home
- Excellent location within close proximity of Grays train station and town centre
- A stones throw from Grays Wharf offering delightful river view walks ideal for keen runners or dog walkers
- Excellent size living space
- Large lounge and great size kitchen with large storage cupboard
- Two double bedrooms and a family bathroom
- Wonderful size rear garden
- Driveway parking to the front



**GUIDE PRICE £325,000 - £350,000.**

**Nestled on Wharf Road South in Grays, this charming terraced house presents an excellent opportunity for those seeking a well-sized and well-presented home. With no onward chain, this property is ready for its new owners to move in and make it their own.**

**Having been cherished by the same family for 25 years, this residence exudes warmth and character. The accommodation features an inviting entrance hallway that leads to a spacious lounge, perfect for relaxation and entertaining. The kitchen is generously sized and includes a large storage cupboard, providing ample space for culinary endeavours. The two double bedrooms offer comfortable living quarters, while the bathroom completes the interior layout.**

**One of the standout features of this property is its delightful rear garden, which offers a wonderful outdoor space for gardening, relaxation, or family gatherings. Additionally, the convenience of driveway parking adds to the appeal of this home.**

**The location is particularly advantageous, situated just a short distance from Grays train station and the bustling town centre. For those who enjoy the outdoors, Grays Wharf is merely a stone's throw away, offering picturesque river views that are ideal for keen runners and dog walkers alike.**

**In summary, this two-bedroom terraced house on Wharf Road South is a fantastic opportunity for anyone looking for a spacious and well-located home in Grays. With its loving history, generous living space, and proximity to local amenities, it is sure to attract interest from a variety of buyers.**

Entrance hall commences with stairs leading to first floor accommodation.

Lounge 14'11 x 9'11 double glazed window. Wooden style flooring.

Kitchen/diner 13'4 x 8'9 double glazed window. Range of wall and base mounted units with matching storage drawers and under unit lighting. Work surfaces housing sink drainer. Indesit oven, four ringed electric hob and extractor hood to remain. Space for other appliances. Storage cupboard. Wooden style flooring.

First floor landing is home to two bedrooms and family bathroom.

Bedroom one 13'5 x 9'4 double glazed window. Fitted wardrobes.

Bedroom two 13'5 x 8'4 double glazed window. Airing cupboard.

Family bathroom comprises white panel bath fitted with shower/mixer tap. Wash hand basin and WC. Part tiling to walls. Obscure double glazed window.

Rear garden commences with decked seating area, outside water tap and shed to remain. Remaining garden is lawned.

Driveway parking.

Council Tax Band: C

Local Authority: Thurrock

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.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £60.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



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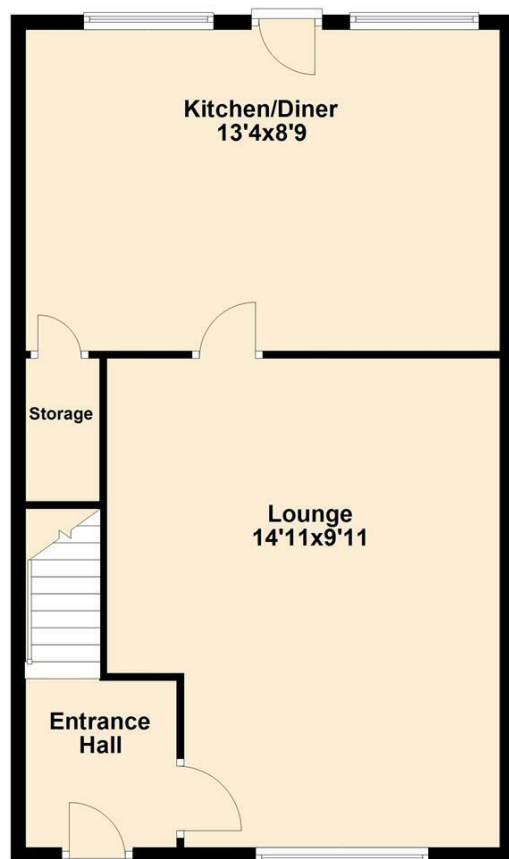


## Local Life

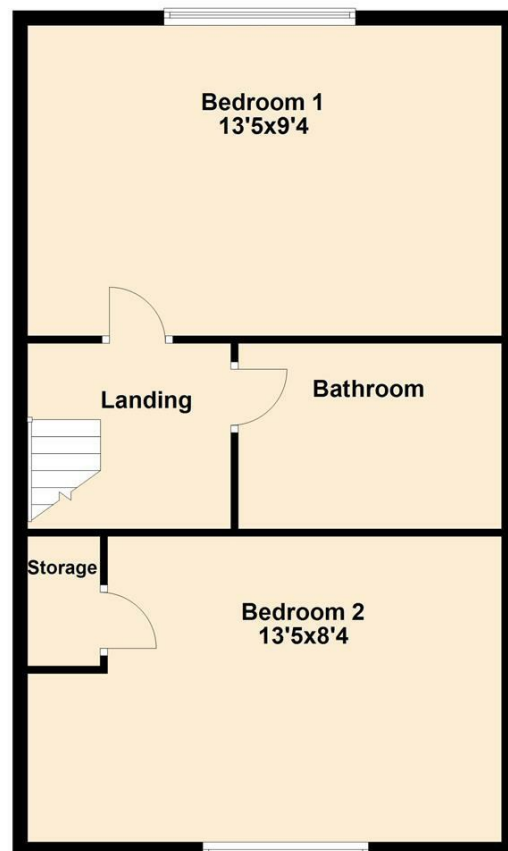
Grays is the largest town in the borough and authority of Thurrock in Essex. The town, on the north bank of the River Thames, is approximately 20 miles to the east of central London, and 2 miles east of the M25 motorway. The Town Centre offers an array of shops, indoor shopping centre, pubs and restaurants. 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.

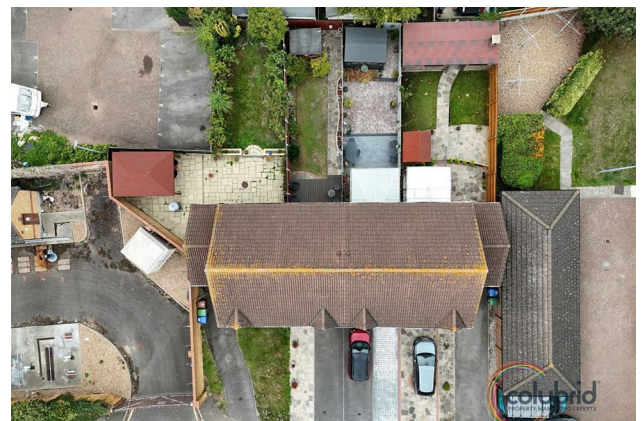
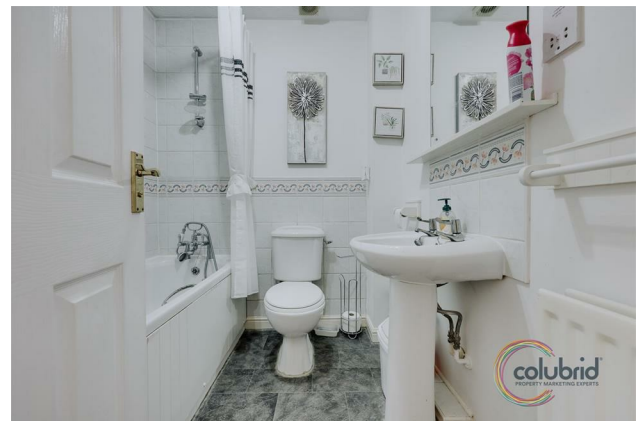


**Ground Floor**



**First Floor**





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