

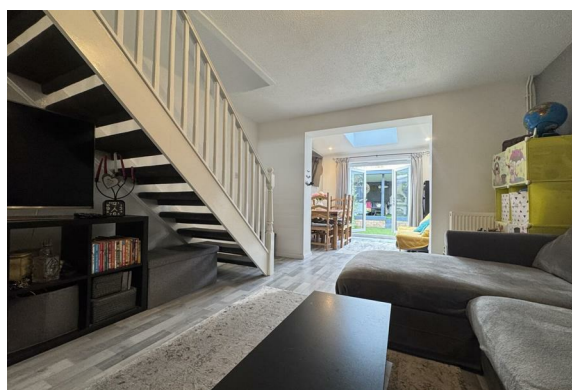


Florence Close, Grays

Guide Price £325,000



- A well presented and fantastic size two bedroom family home
- Excellent size living space throughout boasting a ground floor rear extension
- Brilliant location within 0.6 miles of Grays train station and close proximity to town centre
- Lovely size lounge
- Extended dining room with feature skylight bringing an abundance of natural light
- Nice size kitchen
- Two bedrooms
- Family bathroom
- Delightful rear garden with covered seating area
- Parking for two vehicles



GUIDE PRICE £325,000-£350,000.

Nestled in the charming Florence Close, Grays, this well-presented terraced house offers an exceptional living experience. With two spacious reception rooms and two comfortable bedrooms, this property is perfect for families or professionals seeking a delightful home.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a lovely-sized lounge, ideal for relaxation or entertaining guests. The extended dining room is a standout feature, enhanced by a stunning skylight that floods the space with natural light, creating a warm and inviting atmosphere. The kitchen is well-appointed, providing ample space for culinary pursuits.

The first floor comprises two generously sized bedrooms, perfect for restful nights, along with a family bathroom that caters to all your needs.

Externally, the property boasts a delightful garden, complete with a covered seating area, perfect for enjoying the outdoors regardless of the weather. Additionally, there is convenient parking available for two vehicles, a rare find in such a desirable location.

Situated just 0.6 miles from Grays train station, this home offers excellent transport links, making it ideal for commuters. The proximity to the town centre ensures that all essential amenities, shops, and services are within easy reach.

In summary, this fantastic two-bedroom house on Florence Close combines spacious living with a prime location, making it an excellent choice for anyone looking to settle in Grays. Don't miss the opportunity to make this lovely property your new home.

Spacious entrance hall commences with stairs leading to first floor accommodation.

Kitchen 7'11 x 7'7 (2.41m x 2.31m) double glazed window to front. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Four ringed gas hob, oven and extractor hood to remain.

Large lounge 14'11 x 11'11 (4.54m x 3.63m) stairs leading to first floor landing. Wooden style flooring.

Open plan dining room 9'8 x 8'9 (2.94m x 2.66m) Skylight double glazed window. French double glazed doors with double glazed windows.

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

Bedroom one 11'10 max x 11'4 (3.60m x 3.45m) double glazed window to rear. Fitted wardrobes.

Bedroom two 11'5 x 5'8 (3.47m x 1.72m) double glazed window to front.

Bathroom comprises white panel bath, wash hand basin and WC. Part tiling. Heated towel rail.

Rear garden commences with patio seating area plus covered seating area. BBQ area with power points. Remaining garden has artificial lawn.

Two parking spaces. One at the front of the property, plus one space in the car park.

Council Tax Band: B

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.



Colubrid.co.uk

THE SMALL PRINT:

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.

