



137 COLE AVENUE

GRAYS, RM16 4JZ

£395,000
FREEHOLD

Property description

Description

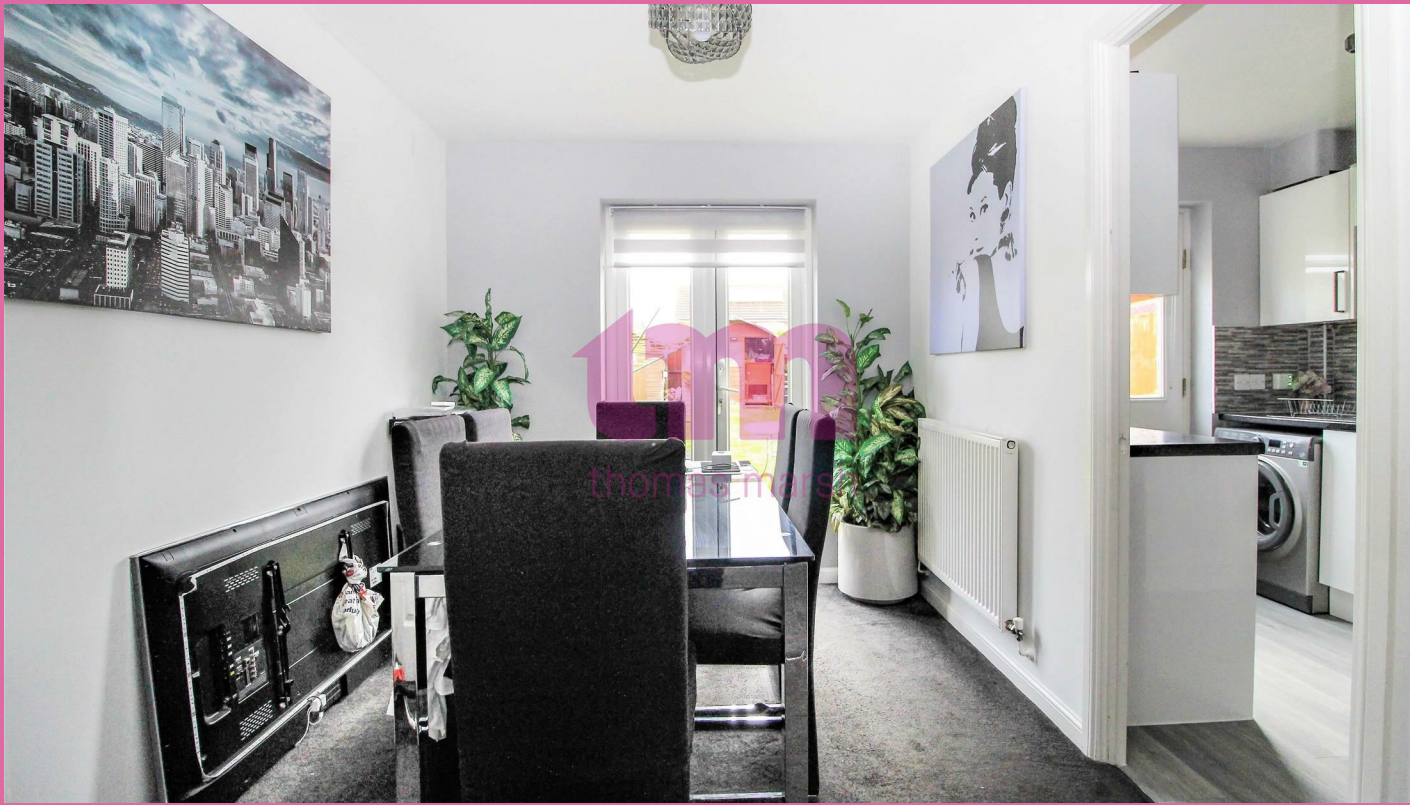
**** Three/Four Bedrooms**** Thomas Marsh are pleased to present the spectacular opportunity to purchase this 3/4-bedrooms Link semi-detached home located in the sought-after area of Cole Avenue in Chadwell St, Mary. Close to local to Ofsted schools, lakeside shopping centre and easy access to the M25/A13. Internally this property boasts a Modern décor throughout, on the ground floor the property benefits from a large open planned lounge/diner with French doors leading to the garden, modern fitted kitchen with garden access, downstairs W/C and a large garage conversion currently decorated and being used as a bedroom. On the first floor you have the master double bedroom with en-suite, a second double bedroom, third single bedroom and a family bathroom. Externally this property has a driveway, on street parking and a large private garden and rear access. Please contact Thomas Marsh to arrange your viewing today!

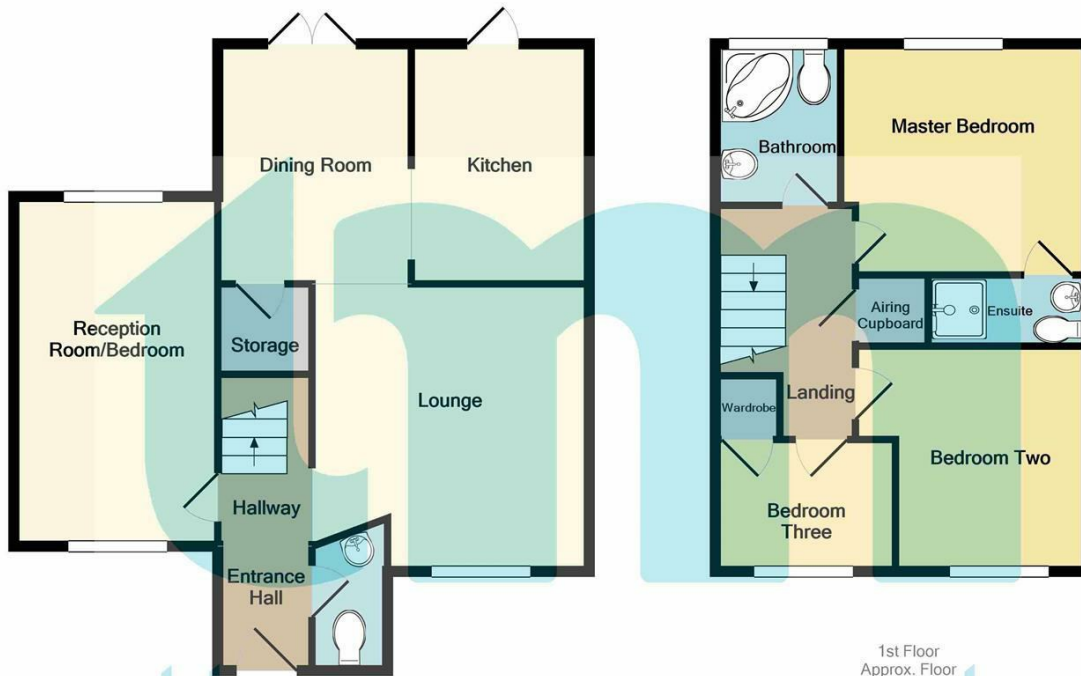


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Ground Floor
Approx. Floor Area 557 Sq.Ft. (51.7 Sq.M.)

1st Floor
Approx. Floor Area 384 Sq.Ft. (35.7 Sq.M.)

Total Approx. Floor Area 941 Sq.Ft. (87.4 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 85 |
| (69-80) C | | 68 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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