

## 113 GROVE ROAD

GRAYS, RM17 6LA

£365,000  
FREEHOLD

Popularity: Situated in a popular area of Grays, Accessibility: Within walking distance to Grays Town Centre. Road Links: Easy access to A13/M25 road links.

A MUST SEE PROPERTY

**tm**  
thomas marsh

# 113 GROVE ROAD



## Property Features::

Size: Spacious 3-bedroom property.  
Layout: Entrance hall, 3 reception rooms, kitchen.  
Bedrooms: 3 bedrooms on the first floor.  
Bathroom: First-floor bathroom.

Popularity: Situated in a popular area of Grays, Accessibility: Within walking distance to Grays Town Centre. Road Links: Easy access to A13/M25 road links.

## Commute Convenience:

Proximity to Train Station: Within a 0.6-mile proximity of Grays C2C train station.  
Benefit for Commuters: Great location for commuters, indicating easy access to transportation.

Overall, this property seems to offer a comfortable and convenient living space, especially for those who prioritize easy commuting and access to town amenities. The three bedrooms and multiple reception rooms suggest a suitable layout for families or individuals seeking ample living space. Proximity to road links and public transportation adds to its appeal for those who need to commute for work or other activities.

EPC rating D

- Double Glazing
- New Wiring
- Refurbished Recently
- Gas Central Heating
- Close to Local Schools & Shops
- Walking Distance To Local Station
- Easy Access to A13/M25 Road Links
- Chain Free

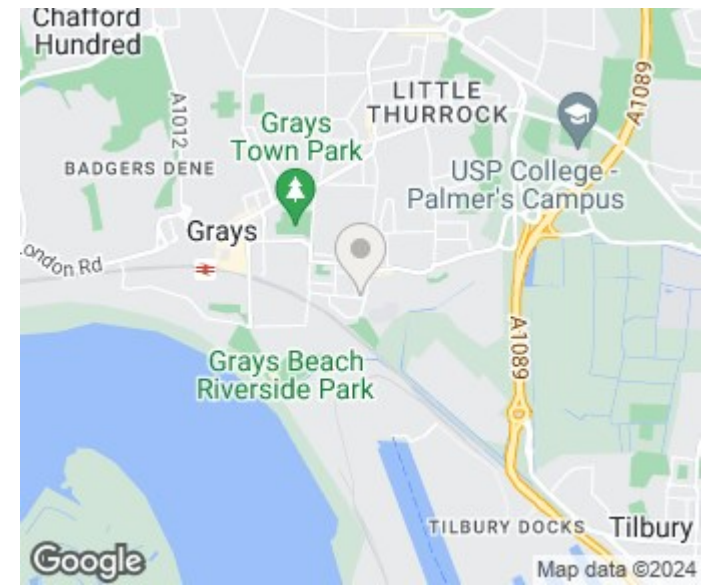


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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 operation or efficiency can be given. Made with Metropix ©2022



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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