



ABSOLUTE
PROPERTY

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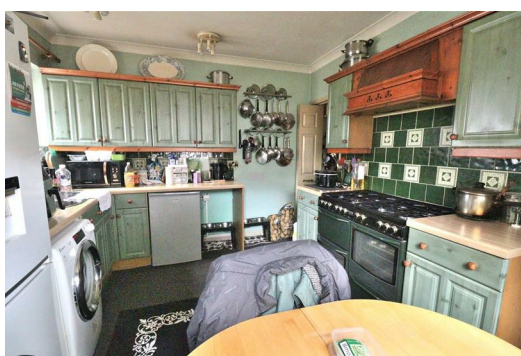
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**8 Tunnel Cottages The Rookery, Grays
RM20 3HT**

Price Guide £265,000

CALLING ALL INVESTORS!!!!!! Absolute Property are pleased to offer this two bedroom end of terrace house located within the popular location of West Thurrock, Grays. Tunnel Cottages is a small row of cottages that is within close proximity to the Lakeside Shopping Complex, local bus stops and to the West Thurrock Academy. The property does come with a tenant in situ currently generating an annual income of £11,400. Benefits include kitchen/diner, two double bedrooms, double glazing, driveway.



8 Tunnel Cottages The Rookery, Grays RM20 3HT

ENTRANCE:

Front door opening to:

LOUNGE:

12'2 x 10'6 (3.71m x 3.20m)

Coving to ceiling, electric fireplace, radiator, upvc double glazed window to front aspect, tv socket, open doorway to hallway.

HALLWAY:

Stairs to first floor landing, door into kitchen/diner.

KITCHEN/DINER:

12'2 x 10'6 (3.71m x 3.20m)

Range of eye and base level units, gas cooker point, built in extractor, plumbing for washing machine, stainless steel sink drainer unit with mixer taps, understairs storage cupboard, two upvc double glazed windows to side and rear aspect, door to 2nd hallway.

SECOND HALLWAY:

Door to bathroom, single door opening to rear garden.

BATHROOM:

Four piece suite comprising of low flush wc, pedestal hand wash basin, shower cubicle, bath with shower attachment, radiator, upvc double glazed frosted window to rear aspect.

FIRST FLOOR LANDING:

Doors to bedroom one, bedroom two.

BEDROOM ONE:

12'3 x 10'6 (3.73m x 3.20m)

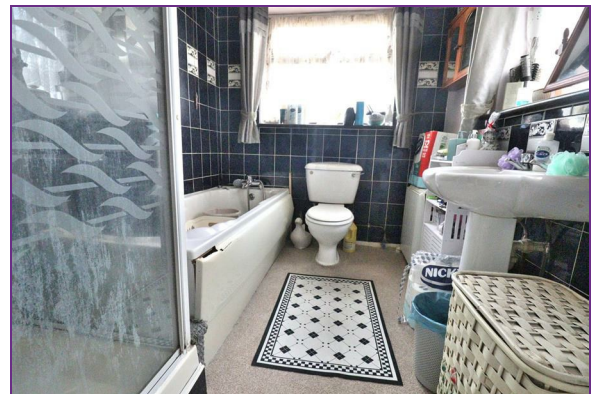
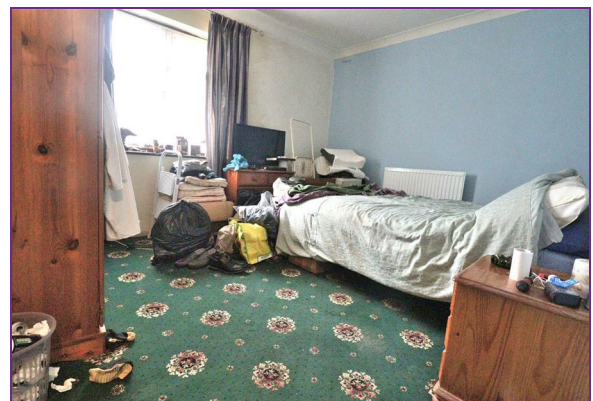
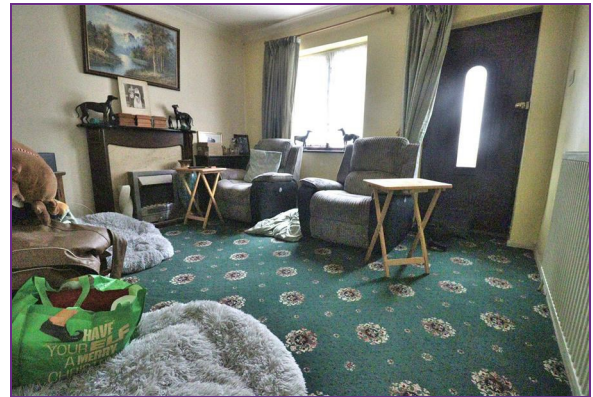
Coving to ceiling, radiator, upvc double glazed window to front aspect.

FRONT ASPECT:

Driveway to side of property providing off street marking for 3 vehicles. this space has potential to extend or build another dwelling subject to planning permission.

REAR ASPECT:

Patio with rest mainly laid to lawn, shed, outside tap, outside lighting side gate access.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
88	93	70	88

For more information on energy ratings visit: www.gov.uk/energy-ratings
 For more information on environmental ratings visit: www.gov.uk/environmental-ratings