



**Hollis Place, Grays RM17 5LR**

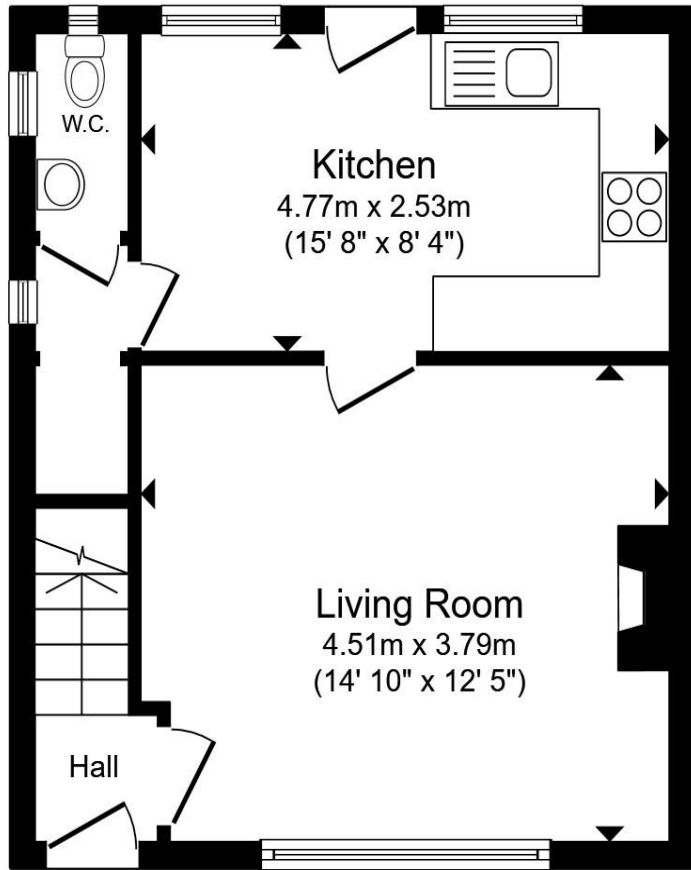
**welcome to**  
**Hollis Place, Grays**

NO CHAIN - KEYS HELD. Located within 0.75 mile radius of Grays Town and train station, is this three bedroom semi detached house requiring some updating internally. The property offers a ground floor Wc, living room and kitchen to the ground floor, and three bedrooms and bathroom to the first floor. The property had a new roof in 2025 but as mentioned previously it does require updating internally to include kitchen, bathroom, windows and a heating system.

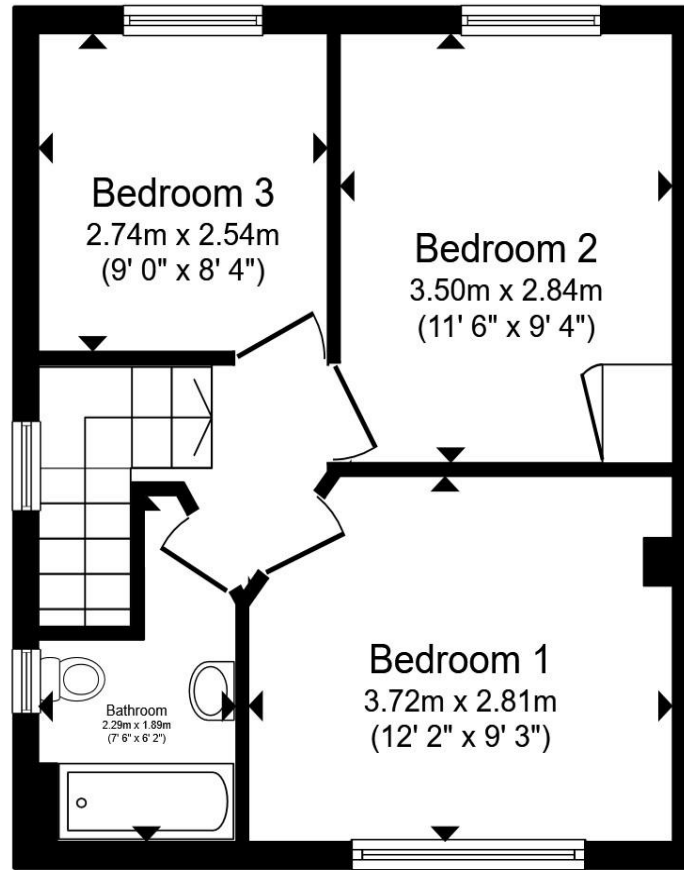
\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. \*\*

\*\* Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.\*\*





**Ground Floor**



**First Floor**

- Entrance Hallway**
- Ground Floor Cloakroom**
- Lounge**
- Kitchen**
- First Floor Landing**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Bathroom**
- Rear Garden**

Total floor area 69.5 m<sup>2</sup> (748 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Hollis Place, Grays

- NO CHAIN/KEYS HELD
- THREE BEDROOM SEMI DETACHED HOME
- 0.75 MILE RADIUS OF TRAIN STATION
- GROUND FLOOR CLOAKROOM
- REAR GARDEN

Tenure: Freehold EPC Rating: F  
Council Tax Band: C

guide price

**£300,000**



view this property online [williamhbrown.co.uk/Property/GRA105773](http://williamhbrown.co.uk/Property/GRA105773)



Property Ref:  
GRA105773 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the  
postcode not the actual property

  
william h brown  
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Porter  
Glenny



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