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today on 01268 777400**



ASPIRE



Fleethall Grove, Grays Guide price £375,000

****GUIDE PRICE 375,000 - 400,000****

This well-presented and spacious three-bedroom terraced home is ideal for families, offering comfortable living in a highly convenient location. Situated close to a range of local schools and shops, the property provides both practicality and everyday convenience.

The accommodation is generously proportioned throughout, with bright and airy living spaces designed for modern family life. To the rear, a lovely garden offers an excellent outdoor space for relaxation, entertaining, or children to play. Further benefits include off-street parking and a modern outbuilding.

ENTRANCE HALL**LOUNGE**

19'1 x 10'5<12'8 (5.82m x 3.18m<3.86m)

FITTED KITCHEN

12'9 x 7'10 (3.89m x 2.39m)

UTILITY ROOM

10'6 x 5'4 (3.20m x 1.63m)

LANDING**MASTER BEDROOM**

12'2 x 11'1 (3.71m x 3.38m)

BEDROOM TWO

12'4 x 8'10 (3.76m x 2.69m)

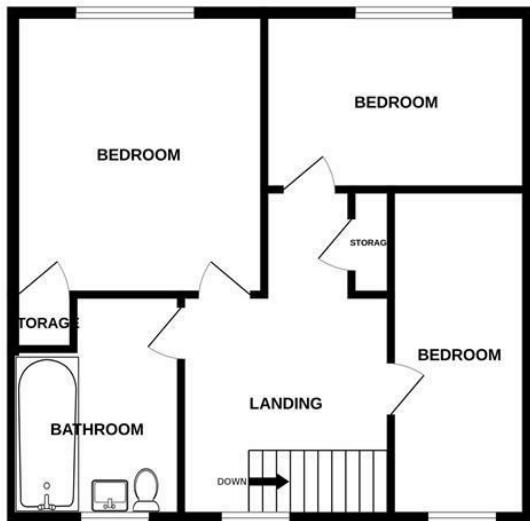
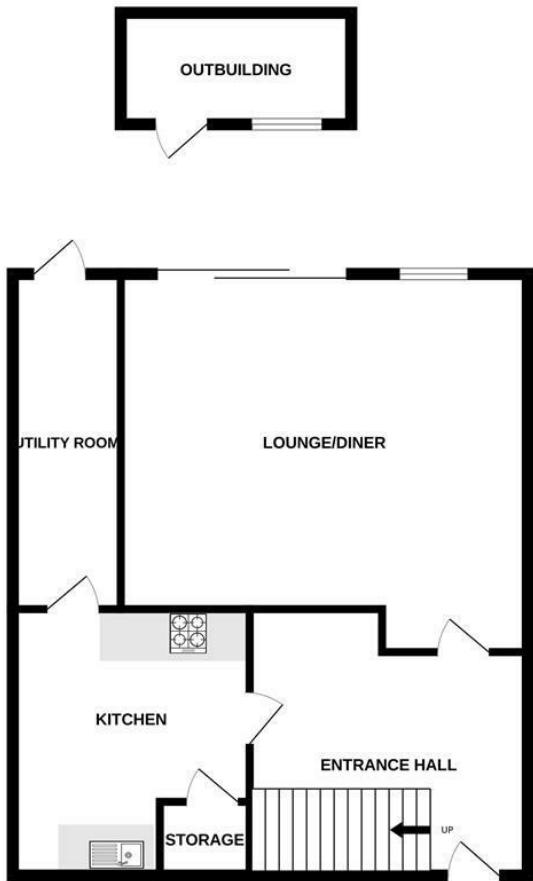
BEDROOM THREE

9'7 x 7'2 (2.92m x 2.18m)

BATHROOM**SOUTH FACING GARDEN****DRIVEWAY FOR THREE CARS****OUTBUILDING/OFFICE**

GROUND FLOOR
794 sq.ft. (73.7 sq.m.) approx.

1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1409 sq.ft. (130.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(69-80)	C		
(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	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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