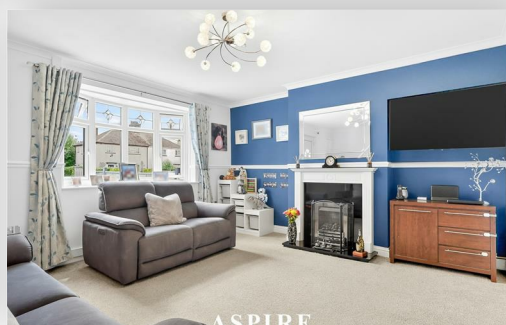


To arrange a viewing contact us  
today on 01268 777400



## Scott Road, Grays Guide price £350,000

**\*\*GUIDE PRICE 350,000 - 375,000\*\***

This beautifully presented home, formerly a three bedroom property and now thoughtfully reconfigured to offer a spacious two bedroom layout with two bathrooms.

The spacious lounge offers a comfortable living space and leads through to a fitted kitchen and a conservatory with direct access out to the rear garden.

Upstairs, the property boasts two well-proportioned bedrooms, along with a stylish family bathroom featuring a three piece suite including a corner bath, separate shower cubicle and vanity wash hand basin. There is also access to the loft space.

The rear garden measures approximately 100ft with private access to a driveway to the rear.

This is a home that must be viewed internally to fully appreciate the space, finish and standout outdoor offering.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

**LOUNGE**

17'11 x 13'9 (5.46m x 4.19m)

**KITCHEN**

11'7 x 5'9 (3.53m x 1.75m)

**GROUND FLOOR BATHROOM**

5'6 x 5'5 (1.68m x 1.65m)

**CONSERVATORY**

12'7 x 8'8 (3.84m x 2.64m)

**MASTER BEDROOM**

17'11 max x 9'2 (5.46m max x 2.79m)

**BEDROOM TWO**

10'11 x 9'2 (3.33m x 2.79m)

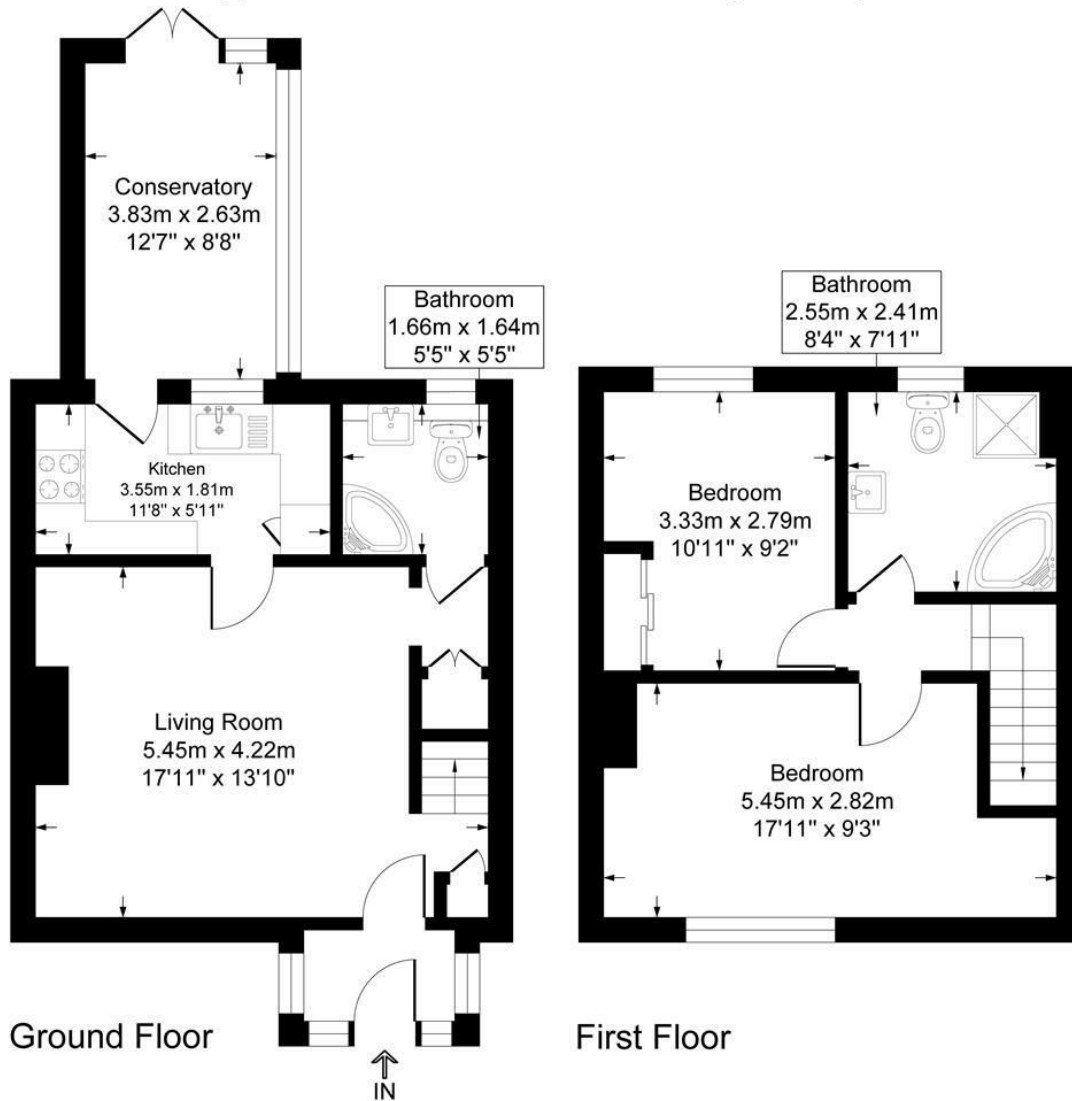
**FAMILY BATHROOM****REAR GARDEN**

100' (30.48m)

**DRIVEWAY**

# Scott Road

Approximate Gross Internal Floor Area = 79.9 sq m / 861 sq ft



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.