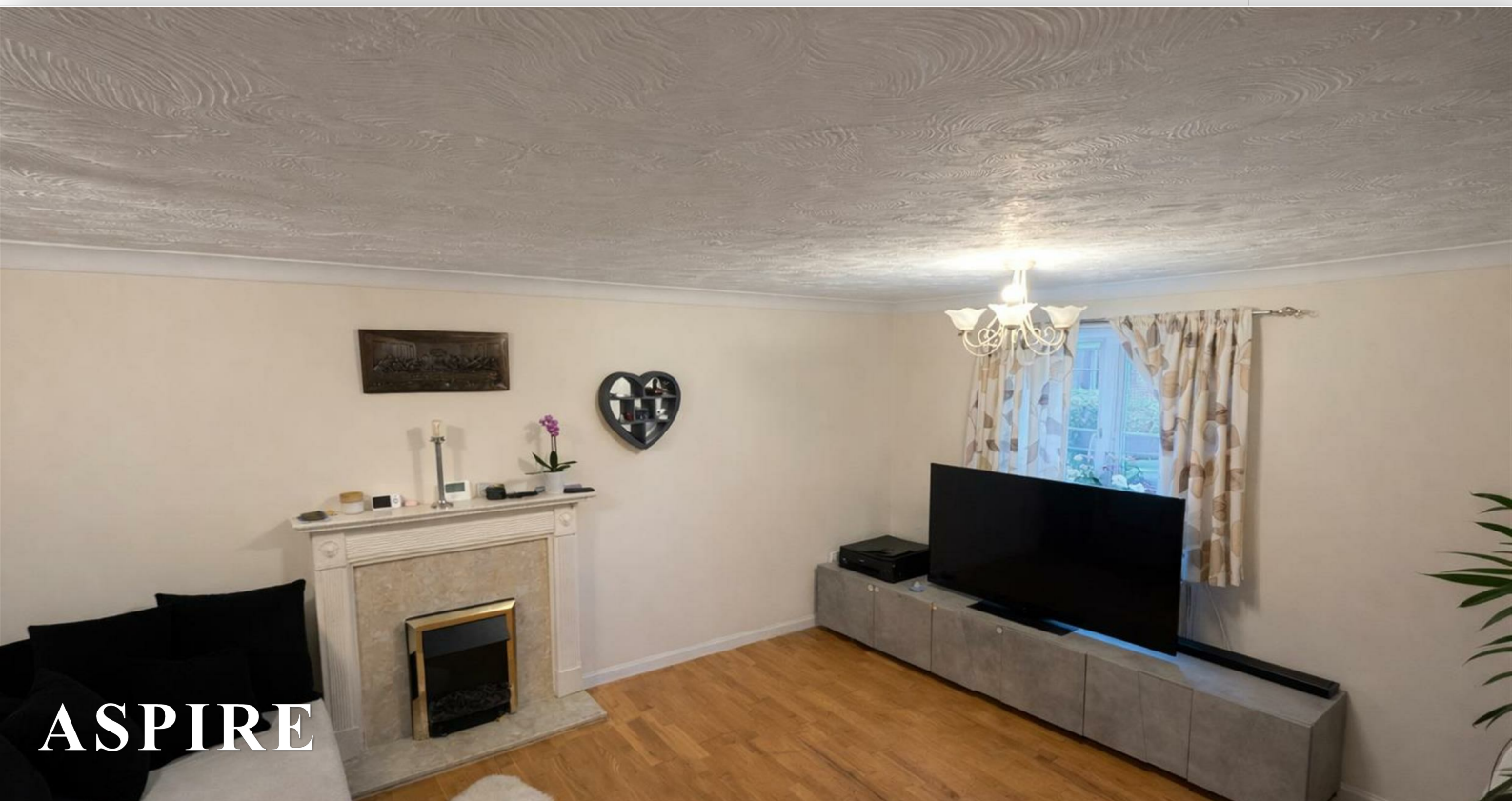


*To arrange a viewing contact us  
today on 01268 777400*



## Hedingham Road, Grays £2,000

Available from the end of February, this well-proportioned three bedroom link-terraced home is offered to the market on an unfurnished basis and provides comfortable, practical living throughout.

The ground floor offers a spacious lounge, along with a separate kitchen and dining area fitted with a gas hob and electric oven. Patio doors lead out to the rear garden, which features a raised decked area, ideal for outdoor dining or relaxing. A ground floor cloakroom adds further convenience.

Upstairs, the property benefits from three double bedrooms, several of which include built-in wardrobes. The principal bedroom enjoys the added benefit of an en-suite shower room, while the remaining bedrooms are served by a family bathroom with a shower over the bath.

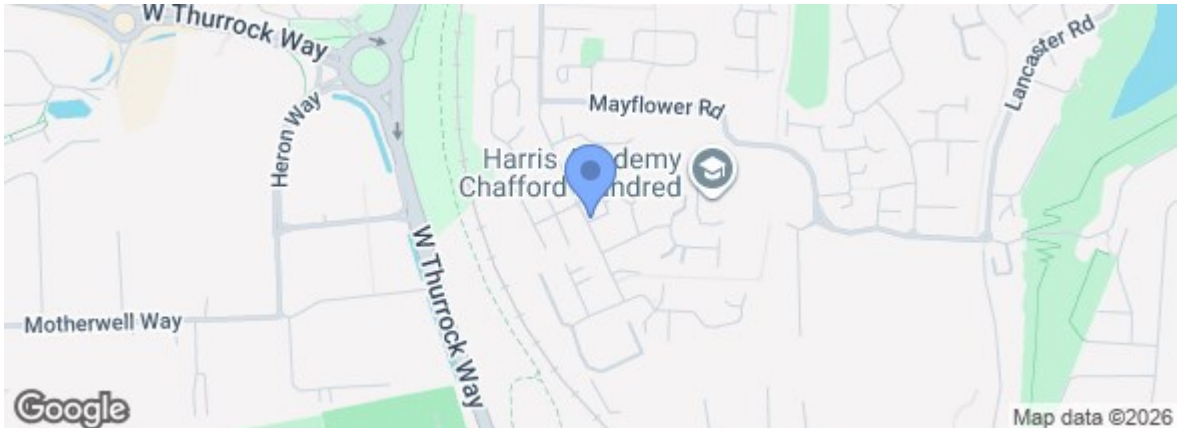
Additional features include double glazing and gas central heating throughout. Externally, the property offers a garage and allocated parking. Ideally located within walking distance of Chafford Hundred mainline railway station, the home is well placed for commuters.

Viewings are available via the office direct.

Room dimensions:  
Lounge: 17'9 x 13'9  
Kitchen/Diner: 13'9 x 9'4  
Principal Bedroom: 14'3 x 11'7  
Bedroom Two: 15'7 x 11'4  
Bedroom Three: 9'9 x 7'7



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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.