

# bear

*Estate Agents*



\* £325,000 - £350,000 Guide Price \* GARAGE \* NO ONWARD CHAIN \* THREE BEDROOMS \* CLOSE TO TRAIN STATION \* Bear Estate Agents are delighted to present this attractive three-bedroom terraced home, ideally situated within a popular location in Grays, backing onto open fields and offering convenient access to Lakeside Shopping Centre, the A13, M25 and Chafford Hundred train station for direct links to London Fenchurch Street.

Offering spacious and well-balanced accommodation throughout, the property features two versatile reception rooms alongside three well-proportioned bedrooms, providing comfortable family living. There is a modern fitted kitchen and a contemporary shower room, all finished to a good standard. Externally, the property benefits from an attractive un-overlooked rear garden, enjoying a pleasant outlook and a good degree of privacy. This property presents a fantastic opportunity to secure a well-located family home in a sought-after Grays setting.

- Garage
- Three bedroom terraced house
- Spacious rear garden
- Near to the train station
- Fitted kitchen
- No onward chain
- Deep garden
- Ideal for first time buyers and investors
- Two reception rooms
- Bay fronted lounge with feature fireplace

## Mill Lane

Grays

**£325,000**

Price Guide



# Mill Lane



## Garage

Garage for parking, at rear of property with access to garden.

## Living Room

11'4 x 10'6

UPVC door with obscured window to front. Additional wooden door with obscured glass leading into living room. Ceiling mounted light fitting, wall mounted radiator, decorative fireplace, window to front and carpeted throughout.

## Dining Room

10'0 x 11'4

Ceiling mounted light fitting, wall mounted radiator, window to rear and carpeted throughout. Access to kitchen and staircase.

## Kitchen

6'3 x 9'2

Ceiling mounted light fitting, UPVC door with obscured glass to side, window to side and tiled flooring. Range of wall and base mounted units including integrated stainless steel sink and dryer unit, integrated oven with gas hob, space for washing machine and space for fridge/freezer. Access to WC and bathroom.

## WC

Ceiling mounted light fitting, obscured window to rear and mid-level WC.

## Shower Room

4'10 x 6'3

Ceiling mounted light fitting, obscured double window to rear, wall mounted radiator, shower unit, wash hand basin, tiled walls and tiled flooring.

## Landing

Carpeted throughout with access to loft hatch and all bedrooms.

## Bedroom One

11'3 x 10'7

Ceiling mounted light fitting, wall mounted radiator, window to front, fitted storage cupboard and carpeted throughout.

## Bedroom Two

8'7 x 10'0

Ceiling mounted light fitting, wall mounted radiator, window to rear and carpeted throughout

## Bedroom Three

6'3 x 9'2

Ceiling mounted light fitting, wall mounted radiator, window to rear and carpeted throughout

## Rear Garden

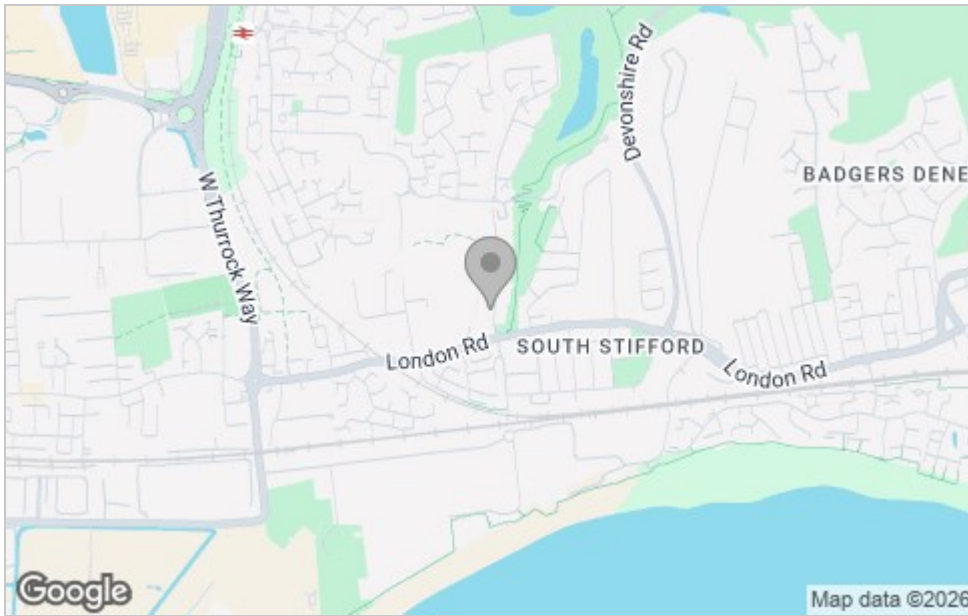
Access via door in kitchen. Patio area with remainder laid to lawn. Mature trees and shrubs to one side. Access to garage at bottom of garden.



# Floor Plan



# Area Map



# Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

