



## Palmers Drive, Grays

**£370,000** Freehold

**SOLD**

Ali & Co are delighted to offer this exceptional THREE BEDROOM PROPERTY on Palmers Drive a quiet cul de sac.

Huge potential to make this into the perfect family home.

Available to view now | Cloakroom | Close To Station | Close to Town Centre | Conservatory | Cul De Sac | Garage | Need Of Renovation | No Onward Chain | Off Street Parking |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali&Co**  
PROPERTY SERVICES

## THREE BEDROOM FAMILY HOME

Ali & Co are delighted to offer this exceptional THREE BEDROOM PROPERTY on Palmers Drive a very presentable Cul De Sac. Huge potential to make this into the perfect family home.

The property offers excellent accommodation with a spacious kitchen at the front of the property, very spacious lounge with access to glass conservatory, ground floor cloakroom and storage. First floor provides a family bathroom two double bedroom with built in wardrobe and a further good size third bedroom. Very well located in Grays, being close to all local amenities and transport links. the property is positioned close to schools and colleges a fantastic family-oriented area.

The property benefits from having off street parking/drive and garage.

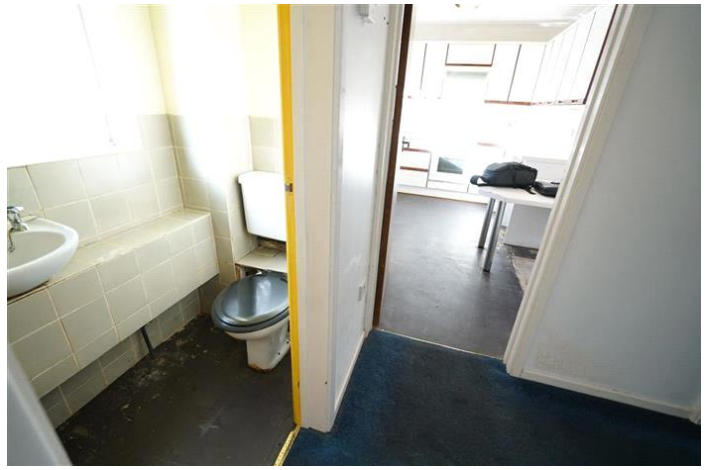
Internal viewings highly recommended

Call us to arrange a viewing today!

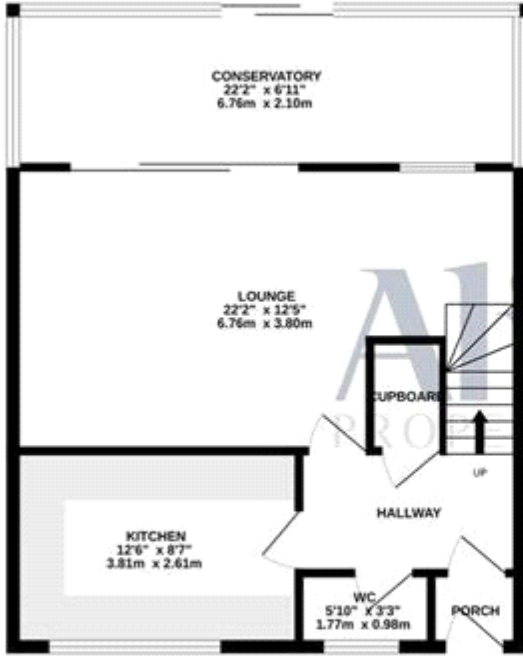
Council Tax Band: D (Thurrock Council)

Tenure: Freehold

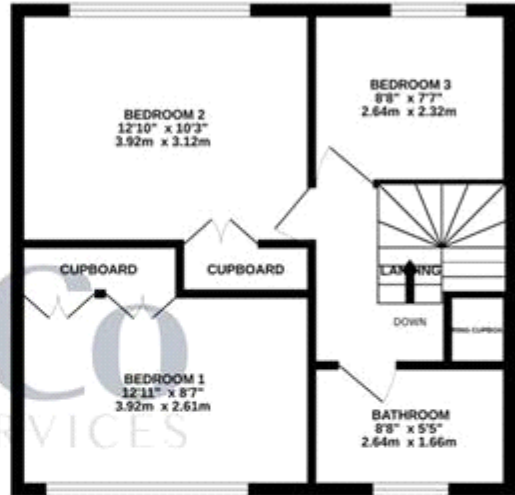




GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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 details are approximate and no responsibility is taken for any 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 |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         | <b>88</b> |
| (69-80) <b>C</b>                            | <b>73</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 |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.