



## Palmerston Road, Grays

**£350,000** Freehold

**SOLD**

Ali & Co are delighted to bring to the market this fantastic THREE BEDROOM TERRACED FAMILY HOME ,in a great location off London Road close to Grays Town center and Lakeside Shopping Center.

Close Proximity To Lakeside Shopping Centre | Close to Town Centre | Conservatory | Three Bedroom | Close to schools | Driveway | Fantastic Location | Landscaped Garden | Mid Terrace |

**01375 806786**

hello@aliandcoproperty.co.uk

**Ali & Co**  
PROPERTY SERVICES



## THREE BEDROOM TERRACED HOME

Ali & Co are delighted to bring to the market this fantastic THREE BEDROOM TERRACED FAMILY HOME, in a great location off London Road close to Grays Town center and Lakeside Shopping Center.

**LOCATION:** the property is located off London Rd in Grays, conveniently located to Grays and Lakeside shopping center.

**ACCOMMODATION:** The property offers excellent accommodation, including a hallway leading to a separate lounge with a large kitchen dining room and Conservatory.

**BEDROOMS:** It offers three good size bedrooms.

**SPACIOUS LIVING :** The property is a fantastic size having the added bonus of a conservatory and downstairs WC.

**MODERN FEATURES:** there is a modern family bathroom,

**EXTERNALLY:** There is driveway at the front of the property for 2 vehicles and the Property has a good size beautiful mature garden.

The property is well presented throughout, please call today to arrange a viewing.

Council Tax Band: C (Thurrock Council)

Tenure: Freehold

### **Kitchen/diner**

w: 5m x l: 3.37m x h: 2.5m (w: 16' 5" x l: 11' 1" x h: 8' 2")

### **Lounge**

w: 3.19m x l: 4.11m x h: 2.5m (w: 10' 6" x l: 13' 6" x h: 8' 2")

### **Conservatory**

w: 4.05m x l: 3.05m x h: 2.5m (w: 13' 3" x l: 10' x h: 8' 2")

### **Bedroom 1**

w: 3.37m x l: 3.46m x h: 2.5m (w: 11' 1" x l: 11' 4" x h: 8' 2")

### **Bedroom 2**

w: 2.63m x l: 3.52m x h: 2.5m (w: 8' 8" x l: 11' 7" x h: 8' 2")

### **Bedroom 3**

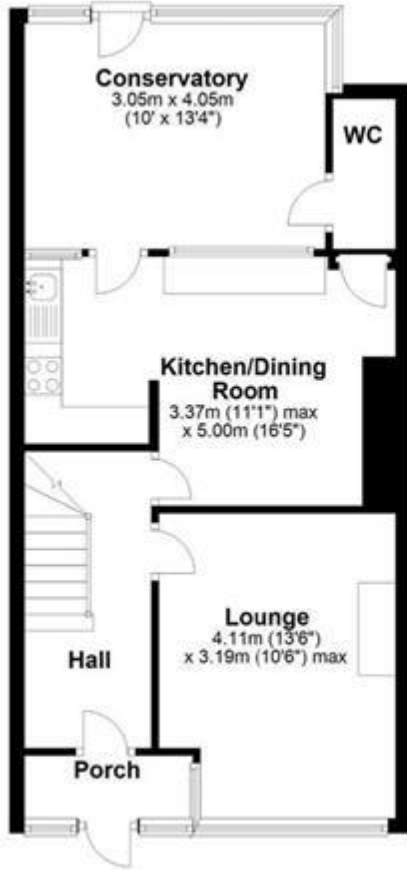
w: 2.09m x l: 2.14m x h: 2.5m (w: 6' 10" x l: 7' x h: 8' 2")





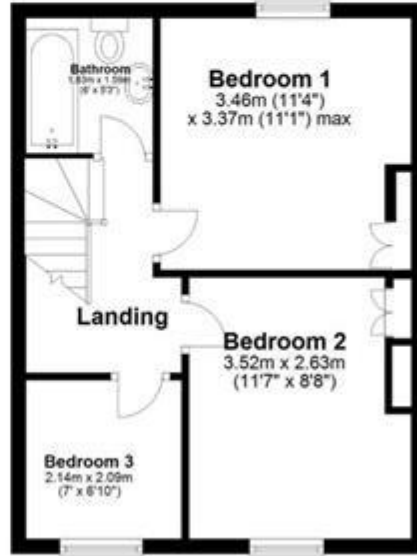
### Ground Floor

Approx. 52.6 sq. metres (566.2 sq. feet)

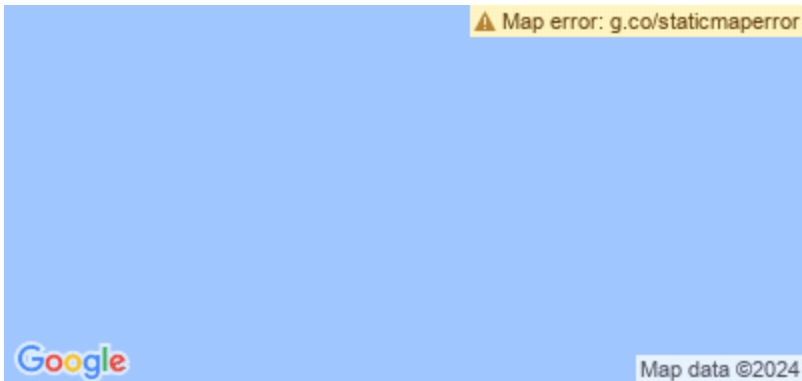


### First Floor

Approx. 35.8 sq. metres (385.7 sq. feet)



Total area: approx. 88.4 sq. metres (951.9 sq. feet)  
**Palmerston road**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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>83</b>
	<b>60</b>	
<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.