



## Prospect Place, Grays

**£300,000** Freehold

**SOLD**

GUIDE PRICE £300,000 - £320,000

Ali & Co are delighted to present to the Market this Charming TWO BEDROOM home, located in GRAYS, CLOSE TO THE TOWN CENTRE!! Located in a quiet cul-de-sac, this two double bedroom home has been well maintained by the current owners.

Access to parking | Allocated Parking | Close to Town Centre | Cul De Sac | Double Bedrooms | Easy Reach To Station | Fantastic Location | Fireplace | Fitted Bathroom | Fitted Kitchen |

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hello@aliandcoproperty.co.uk

**Ali & Co**  
PROPERTY SERVICES

## TWO BEDROOM HOME IN GRAYS

Ali & Co are delighted to present to the Market this Charming TWO BEDROOM home, located in GRAYS.

**LOCATION:** The property is located on a quiet road, within walking distance to Grays Town Centre local amenities and Schools.

**ACCOMMODATION:** This charming two bedroom home features two reception rooms, front sitting room with working fire place, a newly fitted Shaker-style kitchen, and a beautiful family bathroom with roll top bath. Additionally, the property boasts the added benefit of air conditioning as well as Central Heating.

**EXTERNALLY:** The property features a seating area at the front and a sizable paved garden, which leads to a designated parking area at the rear of the property.

Located in a quiet cul-de-sac this two double bedroom home has been well maintained by the current owners, Internal viewings highly recommended, please call today to arrange your viewing.

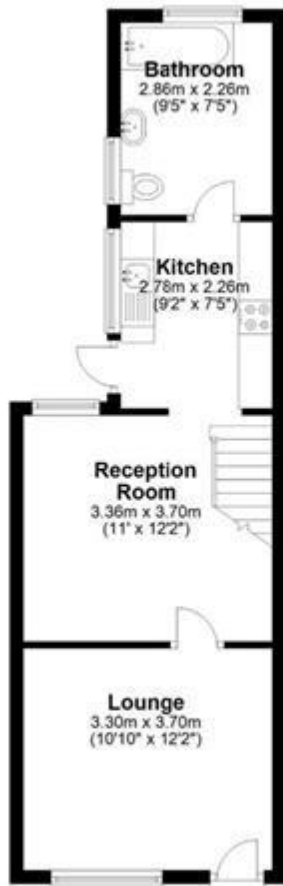
Council Tax Band: B (Thurrock Council)  
Tenure: Freehold





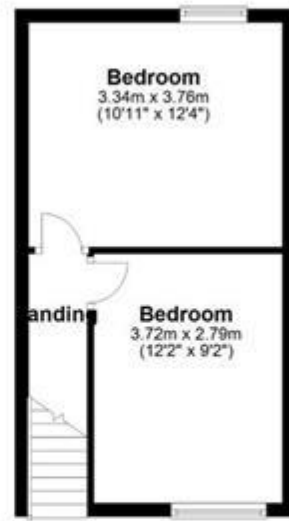
### Ground Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



### First Floor

Approx. 26.9 sq. metres (289.6 sq. feet)



Total area: approx. 65.1 sq. metres (701.2 sq. feet)  
**Prosper place, Grays**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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.