



Lancaster Road, Chafford Hundred, Grays

£365,000 Freehold

Ali & Co are delighted to present to the markets this Fantastic TWO BEDROOM SEMI - DETACHED family home in the heart of CHAFFORD HUNDRED.

Allocated Parking | CHAIN FREE | Close Proximity To Lakeside Shopping Centre | Close to schools | Close To Station | Double Bedrooms | Fantastic Location | Great School Catchment |

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Ali&Co
PROPERTY SERVICES

FANTASTIC TWO BEDROOM SEMI-DETACHED HOME

Ali & Co are delighted to present to the markets this Fantastic TWO BEDROOM SEMI - DETACHED family home in the heart of CHAFFORD HUNDRED.

LOCATION: The property is perfectly situated on a desirable Road , conveniently located near Harris Academy and Chafford Hundred C2C station. offering easy access to the Lakeside Shopping Center and the A13/M25 road links.

ACCOMMODATION: This two bedroom modern family home features a welcoming entrance hallway with a WC, leading to a separate Kitchen . The ground floor also includes a separate Lounge and conservatory, providing ample space for family living and entertaining.

BEDROOMS: The property has Two double bedrooms.

EXTERNALLY: The property is situated on a popular road and is not overlooked to the front , the Garden is paved and has gated side access , Parking is allocated at the rear of the property .

Internal viewings highly recommend to view this well presented family home , please call today to arrange your viewing.

Council Tax Band: C (Thurrock Council)

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Electricity supply: Mains

Water supply: Mains

Bedroom 1

w: 3.27m x l: 4.15m (w: 10' 9" x l: 13' 7")

Bedroom 2

w: 2.3m x l: 3.15m (w: 7' 7" x l: 10' 4")

Kitchen

w: 1.9m x l: 4.05m (w: 6' 3" x l: 13' 3")

Living room

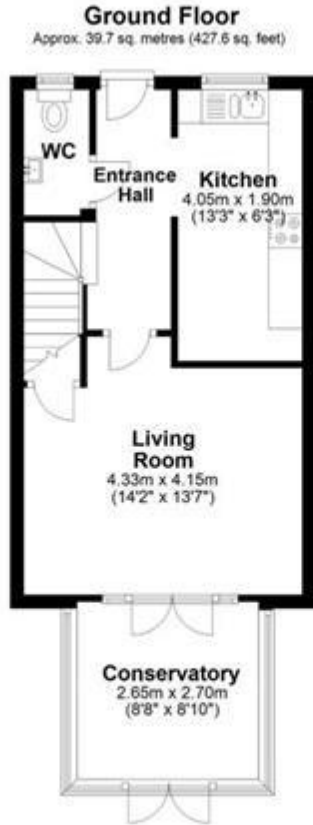
w: 4.15m x l: 4.33m (w: 13' 7" x l: 14' 2")

Conservatory

w: 2.7m x l: 2.65m (w: 8' 10" x l: 8' 8")



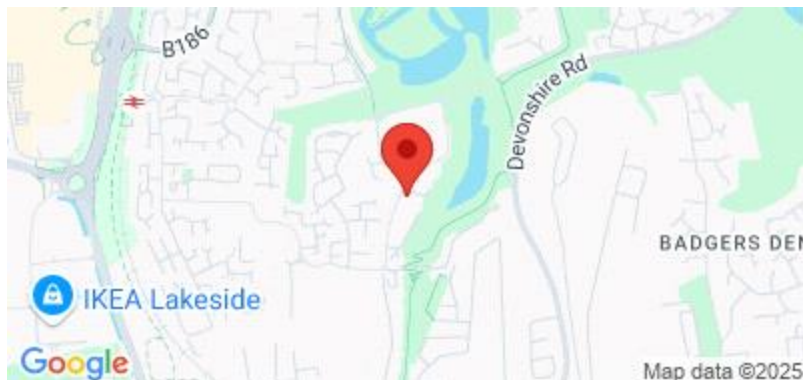




Total area: approx. 71.7 sq. metres (771.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

Lancaster Rd



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	73	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.