



Parsonage Road
West Thurrock, Grays,

£260,000



Full Description

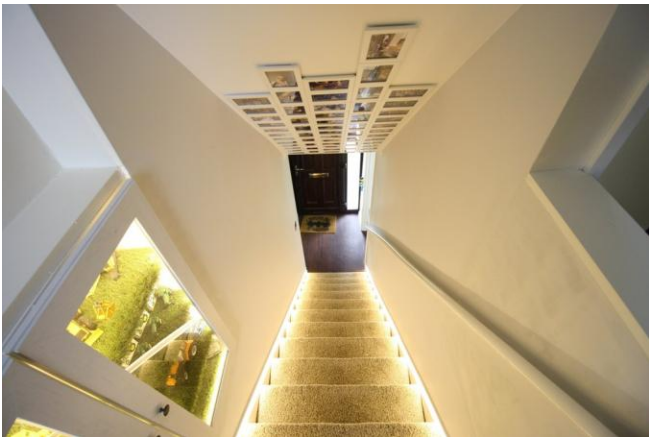
- Full LED lighting
- Detached garage
- Modern bathroom with underfloor heating
- Built-in ceiling surround sound
- Extended at rear

Description
ATTENTION FIRST TIME BUYERS! Thomas Marsh are delighted to offer this EXTEND TWO BEDROOM SEMI-DETACHED property situated close to CHAFFORD HUNDRED C2C STATION AND LAKESIDE SHOPPING CENTER. This property has been renovated over the last 4 years by the current owners and now boasts some spectacular features including SENSOR LED LIGHTING, UNDER FLOOR HEATING, AMTICO FLOORING, BUILT-IN CEILING SURROUND SPEAKERS IN LOUNGE AND BATHROOM AND SENSOR LED STAIRCASE LIGHTING. Internally the property comprises of a LOUNGE, STUDY, GROUND FLOOR WC, KITCHEN/DINER AND A STYLISH BATHROOM. Externally this home offers a DETACHED GARAGE, OFF STREET PARKING and SIDE ACCESS.

- Entrance Hall
- Lounge
15' 3" x 9' 11" (4.65m x 3.02m)
- Study
9' 0" x 7' 10" (2.74m x 2.39m)
- Ground Floor WC
- Kitchen/Diner
15' 6" x 10' 3" (4.72m x 3.12m)
- Landing
- Bedroom One
14' 8" x 9' 8" (4.47m x 2.95m)
- Bedroom Two
9' 0" x 7' 10" (2.74m x 2.39m)
- Bathroom
9' 2" x 5' 10" (2.79m x 1.78m)
- Garden
30' (9.14m) Approx.
- Garage
16' 1" x 8' 3" (4.9m x 2.51m)

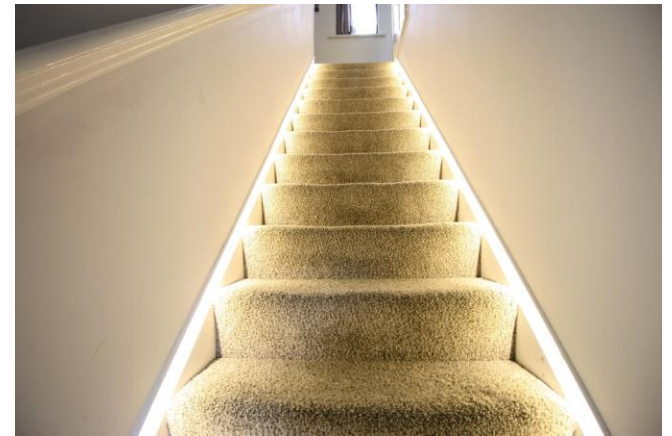
Charges
Communal Gardening Service Charges: £30.00 Per Annum

Agents note: The above figures have been supplied by the current owner(s) and are approximate figures. We recommend all purchasers to have these figures verified by their solicitor/conveyancer.

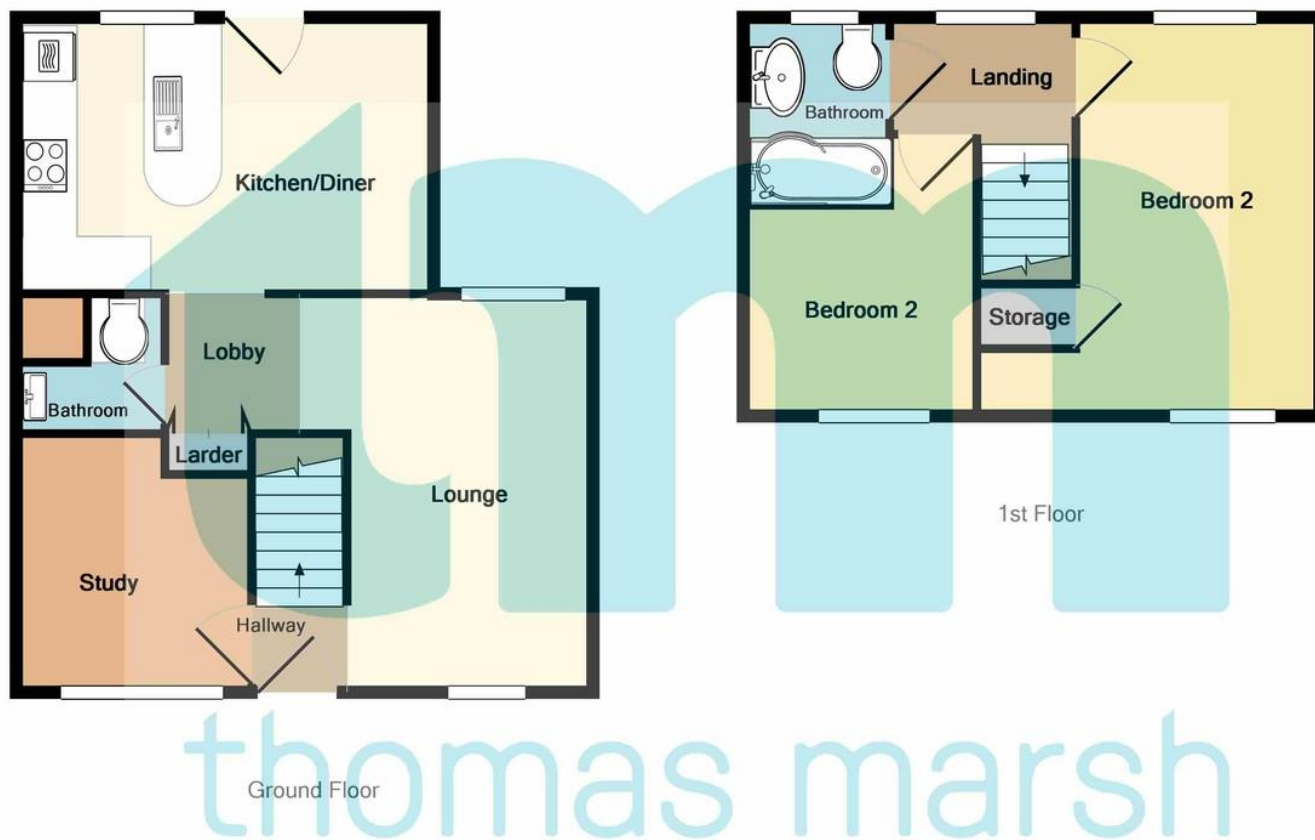


Garage





home
where our story begins



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		80	90
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		81	91
		EU Directive 2002/91/EC	



thomas-marsh.co.uk
hello@thomas-marsh.com
T: 01375 370779

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements