



495 LONDON ROAD

GRAYS, RM20 4AD

£335,000
FREEHOLD

Guide Price £335,000 - £345,000

Offered with no onward chain, this attractive two-bedroom terraced home presents an ideal opportunity for first-time buyers, growing families, or investors seeking a well-located property with flexible accommodation.

The ground floor comprises a welcoming entrance hall, a spacious reception room currently being used as an additional bedroom/reception area, a fitted kitchen, and a well-appointed three-piece bathroom suite. To the first floor are two generously sized bedrooms, with Bedroom Two benefiting from its own en-suite facility.

tm
thomas marsh



TOTAL FLOOR AREA: 814 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 2020.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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