



Asking Price Of £310,000

- ✓ TWO BEDROOM HOUSE
- ✓ BEAUTIFULLY PRESENTED THROUGHOUT
- ✓ CLOSE TO LAKESIDE AND M25
- ✓ PERFECT FOR FIRST TIME BUYERS

### Ark Avenue, Grays, RM16 6QR

THE PERFECT FIRST TIME PURCHASE - Ashley Bennett estate agents bring to the market this beautifully presented TWO bedroom starter home. This property has been well maintained throughout and will impress when you step inside. Benefitting from NO CHAIN and within a short drive to Lakeside Shopping Centre, Grays High street and M25/A13 with links into London. Comprising of a modern kitchen, two lovely size bedrooms, three piece bathroom suite, low maintained rear garden, gas central heating and parking.





## Property Description

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### HALLWAY

8' 7" x 3' 11" (2.62m x 1.19m)

### KITCHEN

5' 7" x 9' 6" (1.7m x 2.9m)

### LOUNGE

13' 10" x 10' 9" (4.22m x 3.28m)

### LANDING

9' 3" x 2' 9" (2.82m x 0.84m)

### BATHROOM

5' 5" x 6' 4" (1.65m x 1.93m)

### MASTER BEDROOM

10' 8" x 10' 2" (3.25m x 3.1m)

### BEDROOM 2

7' 1" x 6' 5" (2.16m x 1.96m)

Agents Note - Draft Details - Awaiting Vendors Approval



### General Information

Council Tax Band: B - £1308

### IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.

The services, systems and appliances listed in this specification have not been tested by us and no



guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

If floor plans were included, these may not be to scale, and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

#### LOCAL AUTHORITY

Thurrock Council

#### POSTCODE FOR SATNAV

RM16 6QR

#### POSSESSION

Vacant possession upon completion

#### VIEWING

Viewing strictly by appointment through the Agent.

#### MORTGAGE INFORMATION

Ashley Bennett Estate Agents offers an independent in-house mortgage broker, which is regulated by the Financial Conduct Authority for mortgages, life assurance and general insurance. Our independent advisers will be advised of all offers made. They have a wealth of experience in the highly competitive area of mortgage rates and available products. By arranging an appointment to discuss your requirements, you will receive professional and independent mortgage advice that will be entirely appropriate to your own circumstances, this may well save you money and may even speed up the whole transaction.

#### DISCLAIMER

GROUND FLOOR  
231 sq.ft. (21.5 sq.m.) approx.

1ST FLOOR  
231 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA: 463 sq.ft. (43.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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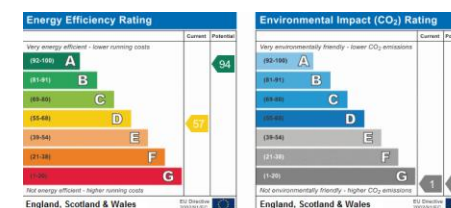
Your home may be repossessed if you do not keep up repayments on a mortgage. Please contact our Independent Financial Adviser on 01375 502281 who is Authorised & Regulated by the Financial Conduct Authority.

## SURVEYS

Ashley Bennett Estate Agents can recommend a range of surveys for prospective homebuyers which are undertaken by Chartered Surveyors. They can carry out Building Surveys, Home Buyer Reports or Condition Reports on a wide range of property types. If you would like to arrange a survey on this property or on any other property you might be considering, please contact us on 01375 502281.

## RESIDENTIAL LETTINGS & MANAGEMENT

If you already have or are considering purchasing a property to let please contact our office for specialist advice or email [info@ashley-bennett.co.uk](mailto:info@ashley-bennett.co.uk)



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