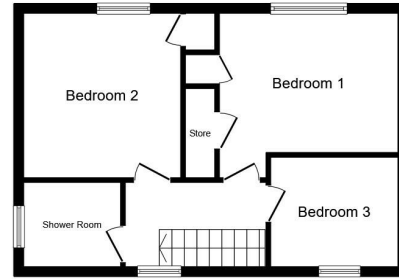



Ground Floor



First Floor

Total floor area 115.4 sq.m. (1,243 sq.ft.) approx



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.

Clockhouse Lane, Grays

£435,000

- THREE BEDROOM SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- GROUND FLOOR WC
- FIRST FLOOR SHOWER ROOM
- OFF STREET PARKING FOR TWO CARS
- HIGH POTENTIAL TO REFURBISH / MODERNISE
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO A13 & M25 & LAKESIDE SHOPPING





GROUND FLOOR

Front Entrance

Via uPVC door opening into porch, double glazed windows to side and front, tiled flooring, second front entrance via uPVC door opening into:

Hallway

Double glazed window to front, spotlights to ceiling, under stairs storage cupboard housing metres and fuse box, stairs to first floor.

Reception Room One

4.56m x 3.52m (15' 0" x 11' 7") Radiator, fitted carpet, eye-level storage cupboard, aluminium framed sliding door opening into:

Conservatory

3.05m x 3.0m (10' 0" x 9' 10") Corrugated plastic roof, double glazed windows throughout, tiled flooring, uPVC framed double doors to rear opening to rear garden.

Reception Room Two

3.4m x 2.84m (11' 2" x 9' 4") Double glazed windows to front, radiator, laminate flooring.

Kitchen

3.37m x 2.48m (11' 1" x 8' 2") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven with four ring electric hob, space and plumbing for washing machine, space and plumbing for dishwasher, breakfast bar area, tiled walls, radiator, tiled flooring, hardwood door to side opening into:



Side Lobby Area

4.71m x 1.06m (15' 5" x 3' 6") Tiled flooring, hardwood door to rear opening to rear garden, uPVC door to front.

Storage Room One

2.79m x 1.67m (9' 2" x 5' 6") Obscure windows to front, power and lighting, American style fridge freezer with plumbing (to remain).

Storage Room Two

1.66m x 0.84m (5' 5" x 2' 9").

Ground Floor WC

1.66m x 0.83m (5' 5" x 2' 9") Obscure double glazed window to front, low level flush WC, tiled walls, vinyl flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed windows to front, fitted carpet.

Bedroom One

3.83m x 3.01m (12' 7" x 9' 11") Double glazed windows to front, radiator, fitted carpet, two built-in storage cupboards one housing water tank, fitted carpet.

Bedroom Two

3.51m x 3.4m (11' 6" x 11' 2") Double glazed windows to front, radiator, built in storage cupboard, fitted carpet.

Bedroom Three

2.92m x 2.34m (9' 7" x 7' 8") Double glazed windows to front, radiator.

Shower Room

2.08m x 1.85m (6' 10" x 6' 1") Six spotlights to ceiling, obscure double glazed windows to side, low level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 75' Part paved part laid to lawn, timber shed.

Front Exterior

Fully paved giving off street parking for two cars.

