



**Kempsters**  
ESTATE AGENTS

8 Jefferies Way  
Corringham SS17 7DT

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Offers in the region  
**£325,000**



**This very well presented three bedroom end of terrace house is situated in a nice walkway position within easy walking distance of local shops and schools. Features include a large entrance hall, scope to create a ground floor toilet, nice lounge, fitted kitchen/breakfast room, extended third bedroom, south facing rear garden plus off road parking for two vehicles.**



- Lounge 15' x 10'11
- Fitted kitchen/breakfast room 18' x 10'5
- Large entrance hall
- Scope to create a ground floor toilet
- Bedroom one 12'4 x 10'9
- Bedroom two 10'10 x 10'8
- Extended bedroom three 13'1 x 6'9
- South facing rear garden
- Off road parking for two vehicles
- New soffits, fascia and guttering



### ENTRANCE HALL

Opaque double glazed porthole style window to front, two double glazed windows to side, coved and smooth plastered ceiling, access to first floor, under stairs storage cupboard, radiator, power point, tiled floor. N.B. The entrance hall has been extended to provide the potential, if required, to create a ground floor toilet.

### LOUNGE

15' x 10'11 (4.57m x 3.33m)

Double glazed bow window to front, coved and smooth plastered ceiling, feature fireplace with raised hearth and inset pebble effect fire, radiator, power points, laminate floor.

### FITTED KITCHEN/BREAKFAST ROOM

18' x 10'5 (5.49m x 3.18m)

Half opaque double glazed door to side, double glazed window and double glazed French doors with matching side windows lead to rear garden, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven and hob, space for fridge/freezer, washing machine and tumble dryer, radiator, power points, laminate floor.

### FIRST FLOOR LANDING

Opaque double glazed window to side, coved and smooth plastered ceiling, access to loft space housing gas central heating boiler, fitted carpet.

### BEDROOM ONE

12'4 x 10'9 (3.76m x 3.28m)

Double glazed window to front, smooth plastered ceiling, built-in cupboard, radiator, power points, laminate floor.

### BEDROOM TWO

10'10 x 10'8 (3.30m x 3.25m)

Double glazed window to rear, coved and smooth plastered ceiling, radiator, power points, laminate floor.



### BEDROOM THREE

13'1 x 6'9 (3.99m x 2.06m)

Double glazed window to front, coved and smooth plastered ceiling, radiator, power points, laminate floor.

### BATHROOM

Opaque double glazed window to side, smooth plastered ceiling with inset spotlights, suite comprising bath with independent shower unit above, pedestal wash hand basin and low flush wc, heated towel rail, tiling to three walls, tiled floor.

### SOUTH FACING REAR GARDEN

Laid to patio with fence surround, timber shed, outside lighting, outside tap, side pedestrian access. Gate at rear leads to:

### PARKING AREA

Brick paved providing off road parking for two vehicles, approached via rear vehicular access.

### FRONT GARDEN

Laid to lawn with shrub and conifer borders, fence surround.





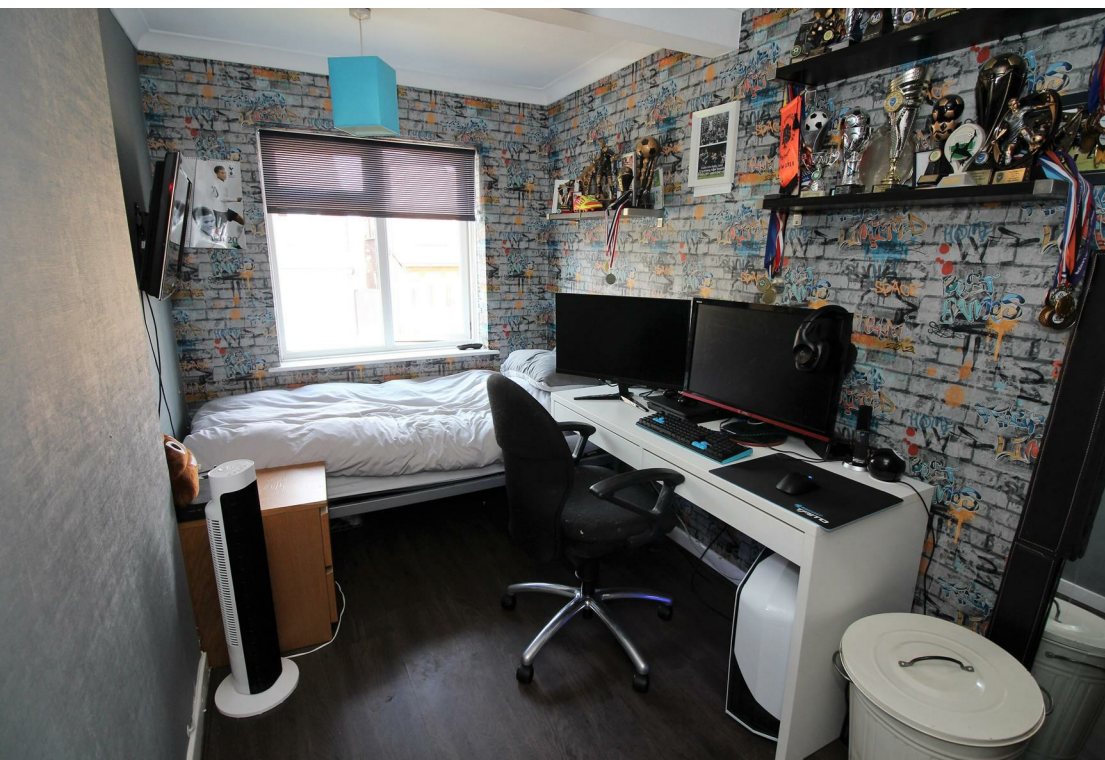




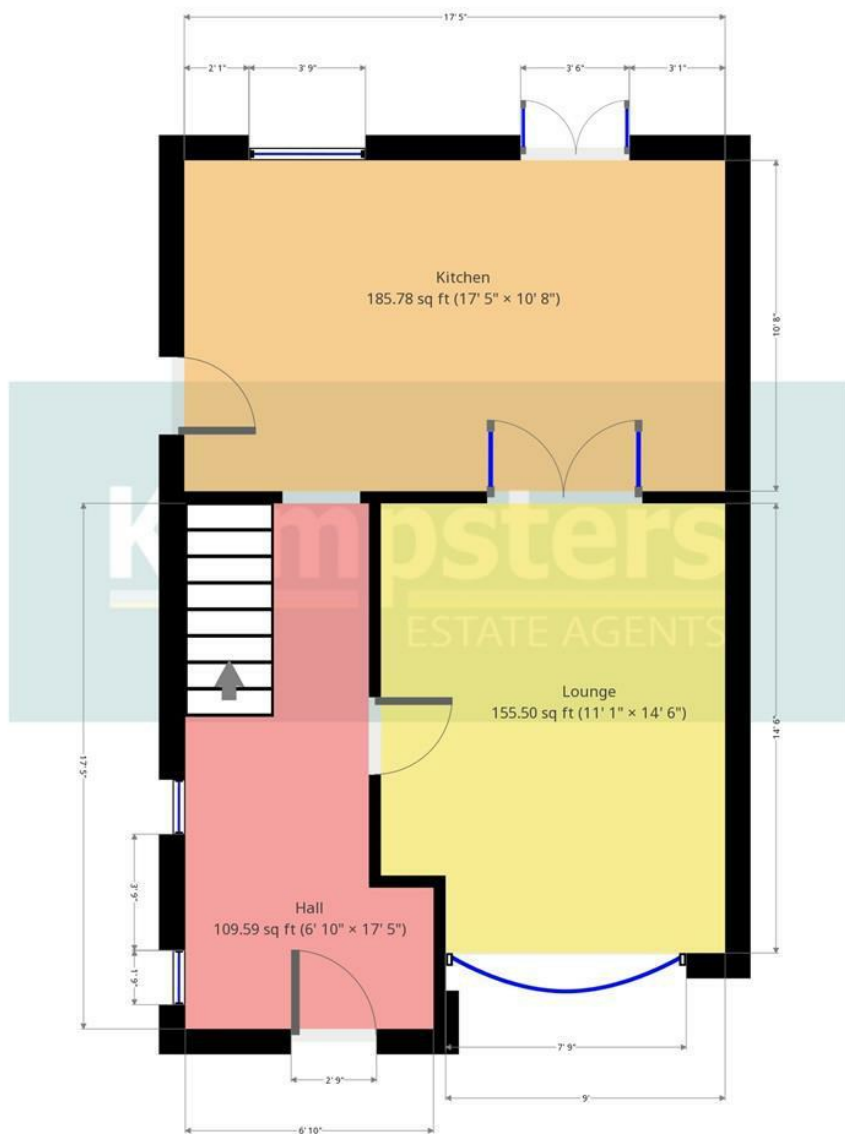




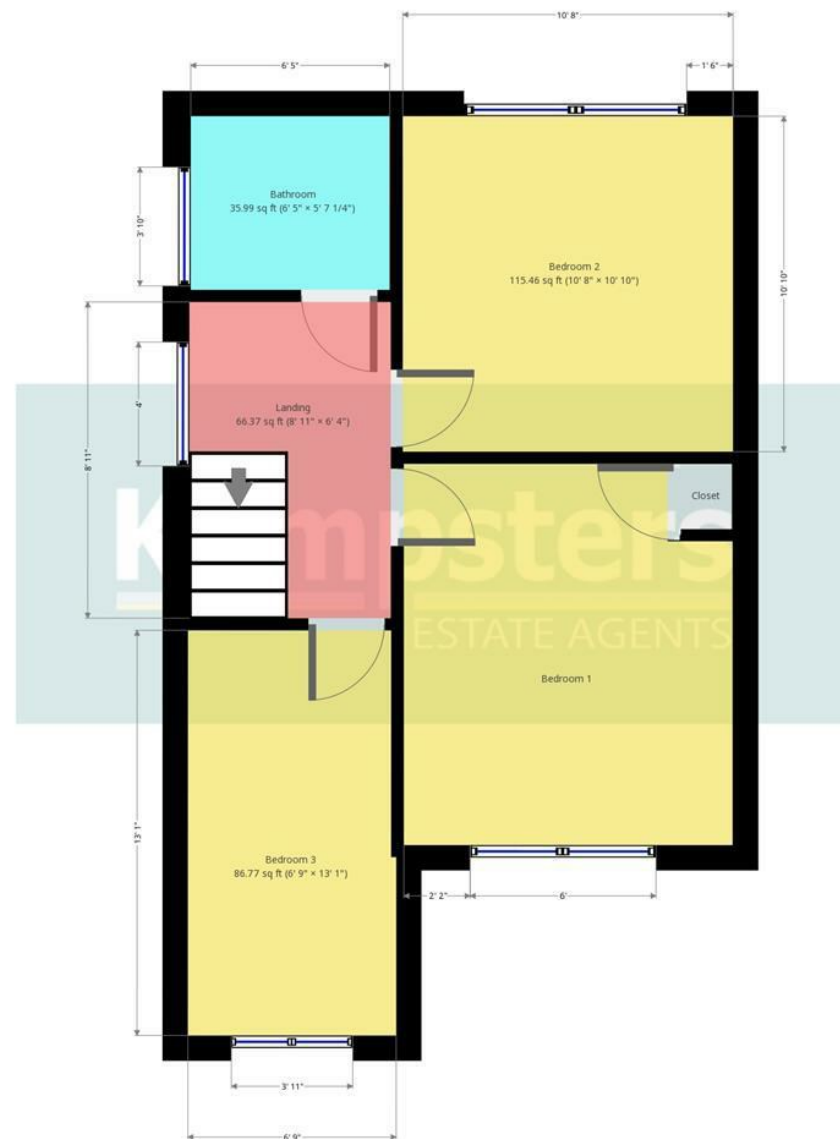








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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
77			
55			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
75			
51			