



**Kempsters**  
ESTATE AGENTS

5 Solway  
East Tilbury Tilbury RM18 8RQ

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Asking price  
**£265,000**



**This extended three bedroomed end of terrace house is situated in a pleasant location within easy walking distance of local shops, schools and c2c rail station. The property is well presented throughout and features include a bright lounge, dining room, sitting/playroom, fitted kitchen, ground floor shower room, stylish bathroom, south facing rear garden plus off road parking for two vehicles.**



- Lounge 15'9 x 13'11
- Sitting/playroom
- Dining room
- Fitted kitchen
- Ground floor shower room
- Stylish bathroom
- South facing rear garden
- Two parking spaces



### ENTRANCE PORCH

Window to side, tiled floor. Door to:

### LOUNGE

15'9 x 13'11 (4.80m x 4.24m)

Double glazed window to front, coved and textured ceiling, access to first floor, feature fireplace, radiator, power points, laminate floor. Open plan to:

### SITTING/PLAYROOM

9'4 x 8'5 (2.84m x 2.57m)

Coved and textured ceiling, radiator, power points, laminate floor. Open plan to:

### DINING ROOM

9'2 x 7'9 (2.79m x 2.36m)

Double glazed French doors lead to rear garden, coved and smooth plastered ceiling, space for large fridge/freezer, radiator, power points, tiled floor.

### KITCHEN

14'6 x 7'5 (4.42m x 2.26m)

Double glazed window to rear, half opaque double glazed door to side, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob, canopy with extractor and dishwasher, space for washing machine and further appliance space, concealed gas central heating boiler, power points, tiled floor.

### GROUND FLOOR SHOWER ROOM

Opaque double glazed window to side, coved and smooth plastered ceiling with inset spotlights, suite comprising large shower cubicle, vanity unit with inset wash hand basin and low flush wc, tiled walls, tiled floor.

### FIRST FLOOR LANDING

Coved and textured ceiling, access to loft space, power point, fitted carpet.

### BEDROOM ONE

13'1 x 9'5 (3.99m x 2.87m)

Double glazed window to front, coved and textured ceiling, radiator, power points, fitted carpet.



### BEDROOM TWO

10'9 x 9'2 (3.28m x 2.79m)

Double glazed window to rear, coved and textured ceiling, radiator, power points, fitted carpet.

### BEDROOM THREE

10'1 x 7' max (3.07m x 2.13m max)

Double glazed window to front, coved and textured ceiling, large built-in cupboard, radiator, power points, fitted carpet.

### BATHROOM

Double glazed window to rear, coved and smooth plastered ceiling with inset spotlights, suite comprising bath with

mixer tap and shower attachment, vanity unit with inset wash hand basin and low flush wc, fitted base level cupboards, tiled walls, tiled floor.

### SOUTH FACING REAR GARDEN

Large decking area, small artificial lawn area, raised shrub borders, two fruit trees, fence surround, outside tap, side access with storage shed gate leads to parking bay at side with allocated parking space.

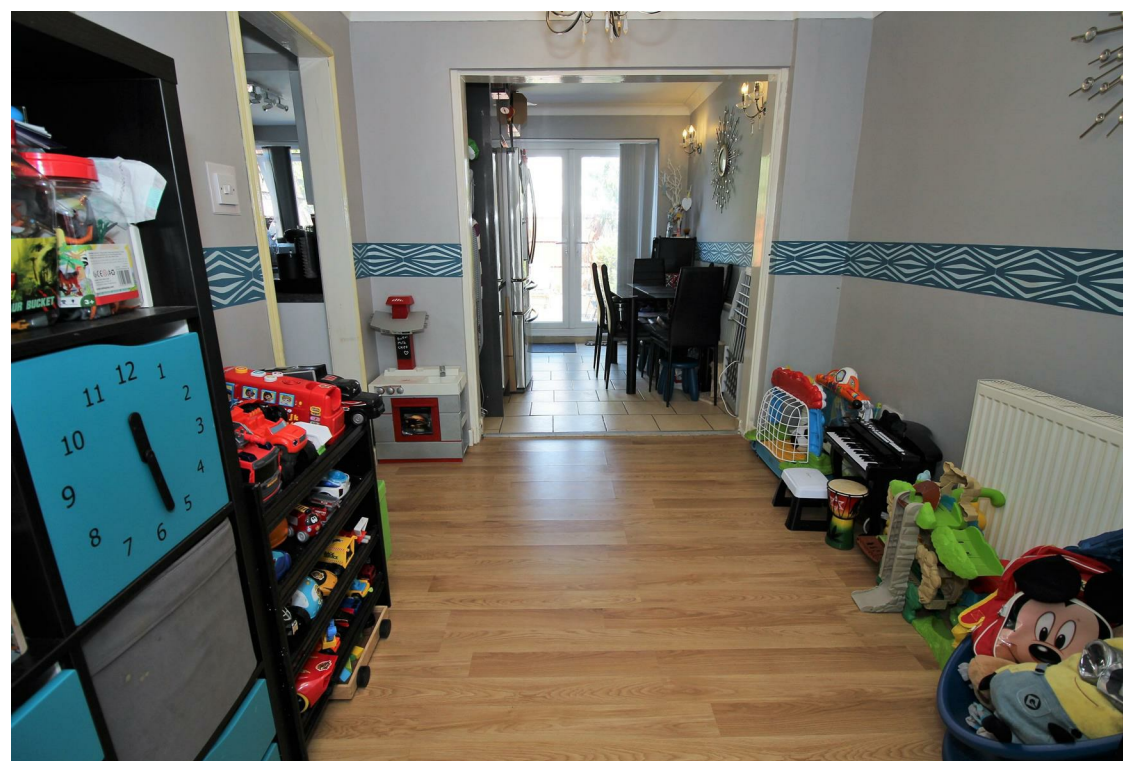
### FRONT GARDEN

Large paved pathway, decorative slate bed with mulched borders, decorative stone driveway accessed via wrought iron gates providing off road parking.









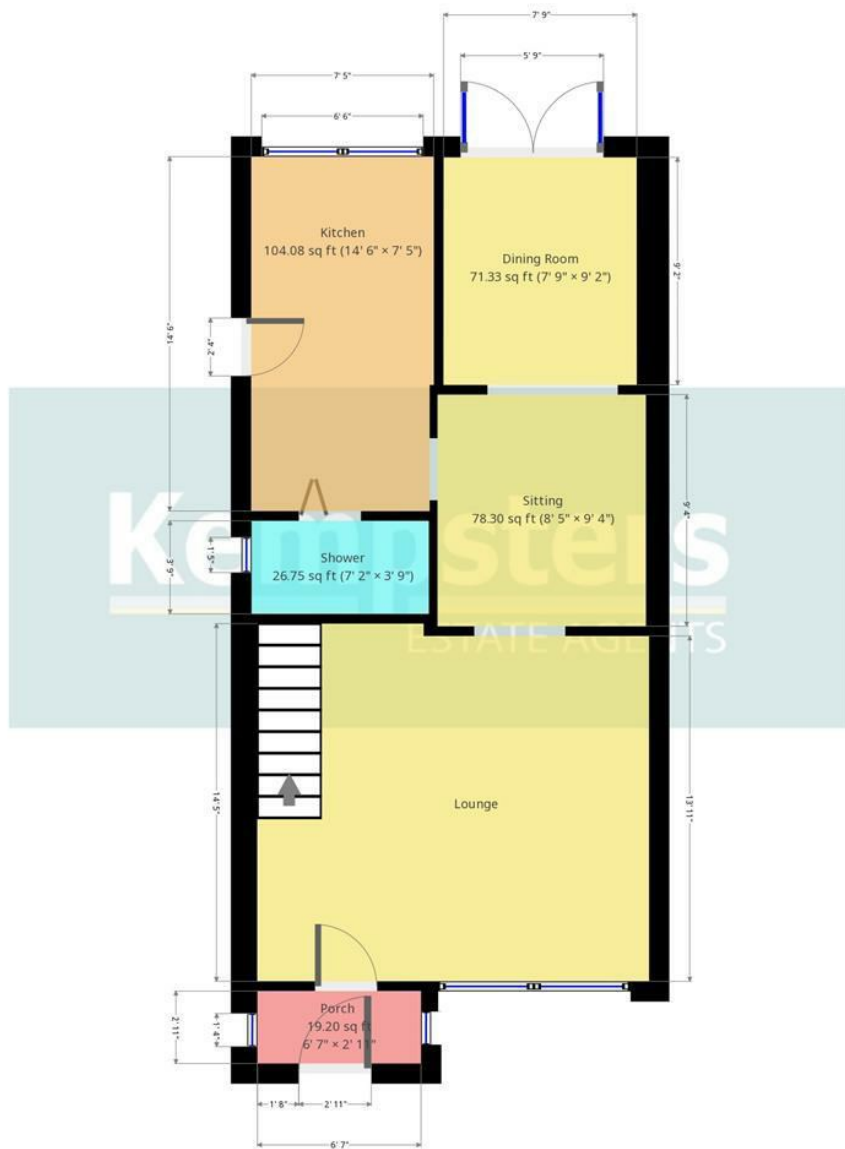












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37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: [sales@kempsters.com](mailto:sales@kempsters.com)

