



**Kempsters**  
ESTATE AGENTS

169 Brennan Road  
Tilbury RM18 8BA

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Offers in excess of  
**£260,000**



**This well presented three bedroom house is situated within easy reach of Tilbury town centre and train station. Features include a spacious lounge, fitted kitchen/breakfast room, stylish bathroom, double garage and further further parking space. 360 VIRTUAL TOUR AVAILABLE.**



- Gas central heating
- Double glazing
- Lounge 17'5 x 10'10
- Fitted kitchen/breakfast room 15'1 x 8'5
- Bedroom one 16'6 (into wardrobes) x 8'9
- Bedroom two 9'3 x 7'4<8'9
- Bedroom three 11'4<12'8 x 6'2
- Stylish bathroom
- Double garage
- Off road parking at front



### ENTRANCE HALL

Access to first floor, laminate floor.

### LOUNGE

17'5 x 10'10 (5.31m x 3.30m)

Double glazed window to front, coved and textured ceiling, feature fireplace with inset fire, radiator, power points, laminate floor.

### KITCHEN/BREAKFAST ROOM

15'1 x 8'5 (4.60m x 2.57m)

Double glazed windows and double glazed French doors lead to rear garden, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob, canopy with extractor, fridge/freezer and washing machine, part tiling to three walls, power points, laminate floor.

### FIRST FLOOR LANDING

Access to loft space, fitted carpet.

### BEDROOM ONE

16'6 (into wardrobes) x 8'9 (5.03m (into wardrobes) x 2.67m)

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

### BEDROOM TWO

9'3 x 7'4<8'9 (2.82m x 2.24m<2.67m)

Double glazed window to front, radiator, power points, fitted carpet.

### BEDROOM THREE

11'4<12'8 x 6'2 (3.45m<3.86m x 1.88m)

Double glazed window to front, power points, fitted carpet.

### BATHROOM

Opaque double glazed window to rear, textured ceiling, suite comprising bath with independent shower unit above, shower screen, vanity unit with inset wash hand basin and low flush toilet, radiator, tiled walls, vinyl floor covering.



### REAR GARDEN

Laid to shingle. Door to:

### DOUBLE GARAGE

Via rear access.

### FRONT GARDEN

With hard standing providing off road parking.

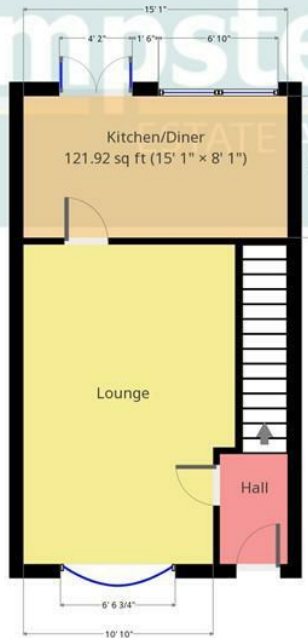
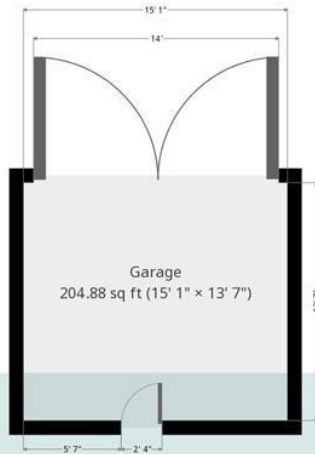




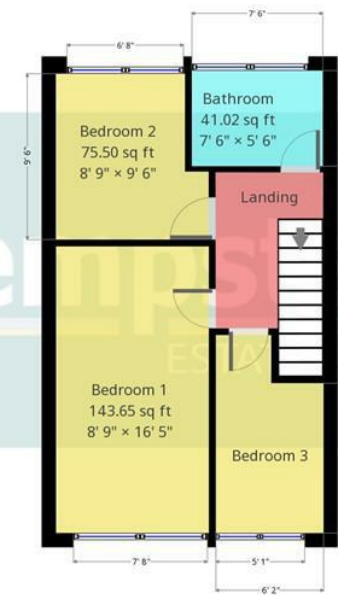








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