



**Kempsters**  
ESTATE AGENTS

52 Welling Road  
Beauchamp Gate Orsett RM16 3DW

2 1 1

Asking price  
**£295,000**



**This lovely two bedroom semi detached house has a really homely feel and is situated in a popular location offering easy access to A13/M25 road links. Features include a bright lounge, fitted kitchen, conservatory, stylish bathroom, south facing garden, garage via own driveway plus no onward chain. 360 VIRTUAL TOUR AVAILABLE.**



- Lounge 15'2 x 11'10
- Fitted kitchen 8'8 x 8'2
- Conservatory 11'4 x 9'10
- Bedroom One 11'11 x 11'10
- Bedroom Two 12'3 x 5'9
- Stylish Bathroom
- Sunny South Facing Rear Garden approx 40'
- Garage via own Driveway
- Cavity Wall Insulation
- No Onward Chain



### ENTRANCE HALL

Coved ceiling, Large built-in cupboard housing gas central heating boiler, radiator, power points, fitted carpet.

### KITCHEN

8'8 x 8'2 (2.44m'2.44m x 2.44m'0.61m)

Double glazed window to front, coved ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for gas cooker, fitted extractor canopy above, space for fridge/freezer, washing machine and tumble dryer, plinth heater, partly tiled walls, power points, tiled floor.

### LOUNGE

15'2 x 11'10 (4.57m'0.61m x 3.35m'3.05m)

Double glazed French doors with matching side windows lead to conservatory, coved ceiling, access to first floor, radiator, power points, fitted carpet.

### CONSERVATORY

11'4 x 9'10 (3.35m'1.22m x 2.74m'3.05m)

Double glazed windows to rear and side, double glazed French doors lead to rear garden, electric blinds to remain, radiator, power points, laminate floor.

### FIRST FLOOR LANDING

Coved and smooth plastered ceiling, power point, fitted carpet.

### BEDROOM ONE

11'11 x 11'10 (3.35m'3.35m x 3.35m'3.05m)

Double glazed window to rear, coved ceiling, range of fitted wardrobes with matching bridging units, radiator, power points, fitted carpet.

### BEDROOM TWO

12'3 x 5'9 (3.66m'0.91m x 1.52m'2.74m)

Double glazed window to side, coved ceiling, access to loft space, radiator, power points, fitted carpet.



### BATHROOM

Opaque double glazed window to front, 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 toilet, tiled walls, radiator, vinyl floor covering.

### SUNNY SOUTH FACING REAR GARDEN

in excess of 36' (narrowing to a point) (in excess of 10.97m' (narrowing to a point))

Patio area, lawn area with shrub border, timber shed with power and light, outside tap, outside lighting. Personal door to:

### GARAGE

With power and light, approached via own driveway.

### FRONT GARDEN

laid to patio with shrub border.













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No appliances or main services have been checked.

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