



Kempsters
ESTATE AGENTS

18 Tennyson Walk
Tilbury RM18 8DL

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Offers in the region of
£240,000

This three bedroomed house is situated within walking distance of Tilbury town centre and is offered with no onward chain.

Features include a large lounge/diner, kitchen, good size bedrooms, approx 70' west facing garden plus parking in a communal bay.

- Lounge 21'8 x 12'3
- Kitchen 9'9 x 7'5
- Bedroom one 12'1 x 11'9
- Bedroom two 11'11 x 9'3
- Bedroom three 8'1 x 7'10
- Bathroom and separate wc
- West facing rear garden approx 70'
- Off road parking in communal bay



ENTRANCE

Door with opaque glazed insert leads to:

ENTRANCE HALL

Textured ceiling, access to first floor, large built-in storage cupboard with opaque glazed window and housing gas central heating boiler, built-in under stairs storage cupboard, radiator, laminate floor.

LOUNGE/DINER

21'8 x 12'3 (6.60m x 3.73m)

Double glazed windows to front and rear, coved and textured ceiling, two radiators, power points, fitted carpet.

KITCHEN

9'9 x 7'5 (2.97m x 2.26m)

Double glazed window and half glazed door lead to rear garden, coved and textured ceiling, base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven and hob, space and plumbing for washing machine, space for fridge/freezer, further appliance space, tiled walls, radiator, tiled floor.

FIRST FLOOR LANDING

Textured ceiling, access to loft space, power point, fitted carpet.

BEDROOM ONE

12'1 x 11'9 (3.68m x 3.58m)

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

BEDROOM TWO

11'11 x 9'3 (3.63m x 2.82m)

Double glazed window to rear, textured ceiling, radiator, power points, laminate floor.

BEDROOM THREE

8'1 x 7'10 (2.46m x 2.39m)

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



BATHROOM

Opaque double glazed window to rear, suite comprising bath with mixer tap and shower attachment, wash hand basin, radiator, part tiling to three walls, vinyl floor covering.

SEPARATE WC

Opaque double glazed window to rear, coved and textured ceiling, low flush wc, vinyl floor covering.

WEST FACING REAR GARDEN

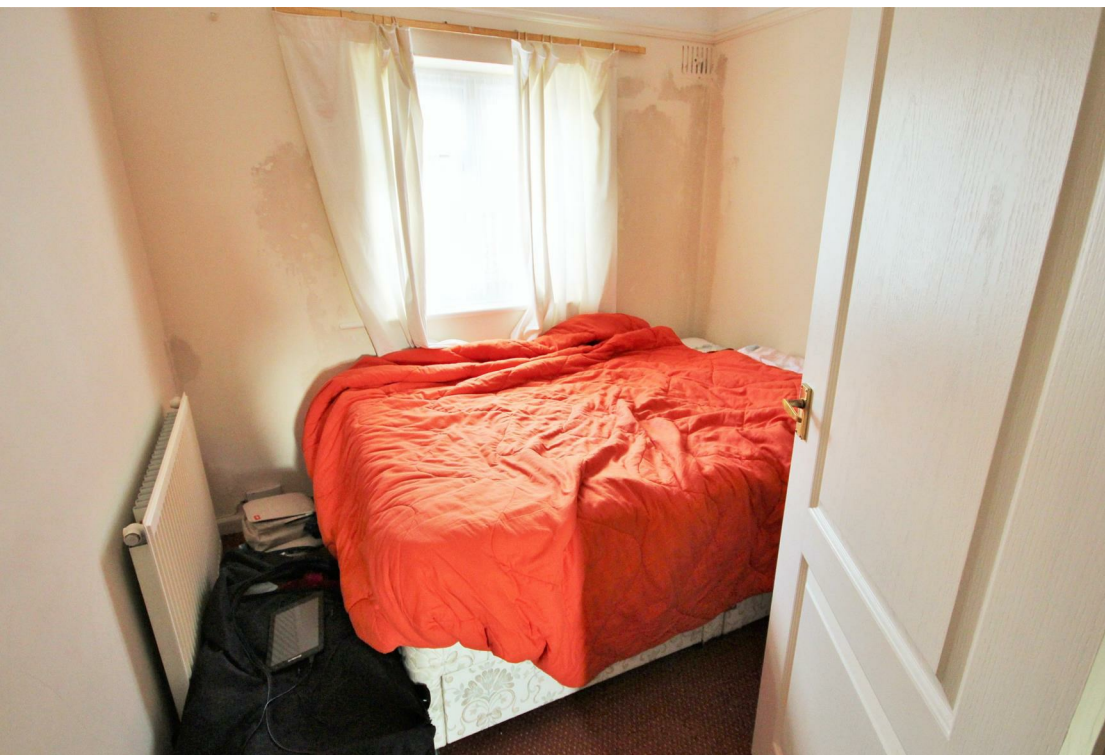
in excess of 70' (in excess of 21.34m)

Small patio area, remainder laid to lawn.

FRONT GARDEN

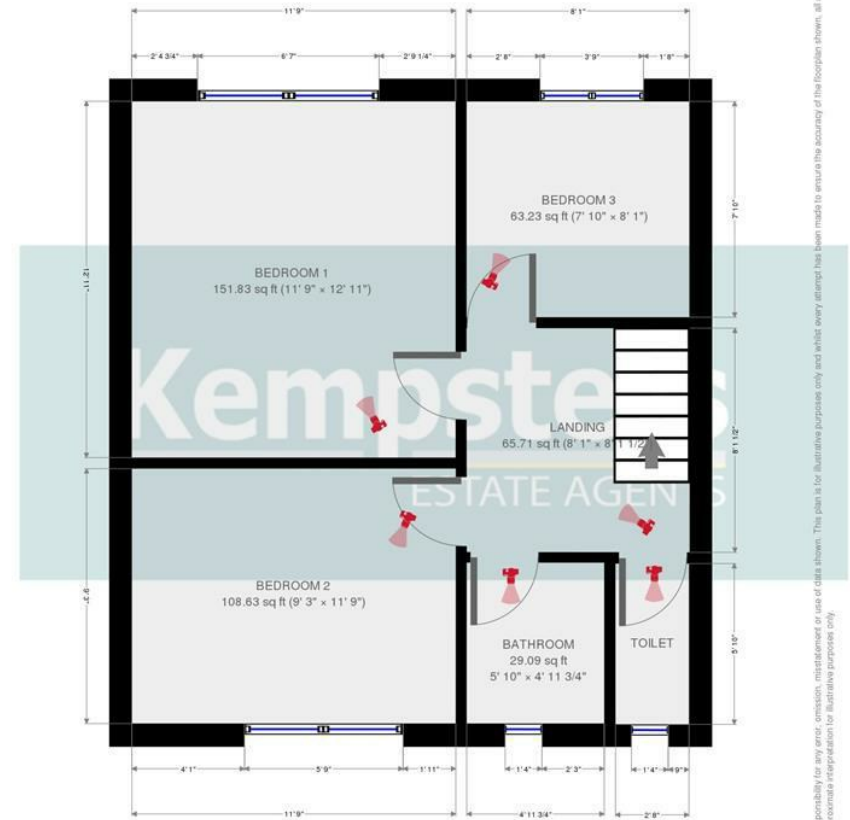
Laid to lawn with hedge surround. Communal parking bay providing off road parking.







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
	B (81-91)		
	C (69-80)		
	D (55-68)		
	E (39-54)		
	F (21-38)		
	G (1-20)		
Not energy efficient - higher running costs			
England & Wales		64	68
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A (92-100)		
	B (81-91)		
	C (69-80)		
	D (55-68)		
	E (39-54)		
	F (21-38)		
	G (1-20)		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		57	63
EU Directive 2002/91/EC			