



Kempsters
ESTATE AGENTS

80 Colne
East Tilbury Tilbury RM18 8RF

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Offers in the region
£298,000

This delightful semi detached three bedroom house is in a quiet cul de sac in East Tilbury which has a mainline C2C station to London. Features include a large lounge, separate dining room, fully fitted kitchen/breakfast room, lovely rear garden, a driveway and garage and stunning views to the rear



- Lounge (23'7 x 15'10 reducing to 9'11)
- Dining Room (8'10 x 8'7)
- Fully Fitted Kitchen (18'6 x 7'7)
- Bedroom One (12'5 x 10'1)
- Bedroom Two (11'1 x 10'0)
- Bedroom Three (9'7 x 6'6 reducing to 3'3)
- Stylish Bathroom (7'3 x 5'6)
- Combi Boiler & Gas Central Heating
- Garage
- Council Band C



ENTRANCE HALLWAY

6'8 x 5'6 (2.03m x 1.68m)

A partially double glazed PVC entrance door leads into the entrance hallway which has a smooth ceiling with coving, small double glazed window to front, papered and painted walls, laminated wooden floor, a cupboard housing main electric board, radiator, carpeted stairs to first floor landing and a white wooden door leading into:-

LOUNGE

23'7 x 15'10 reducing to 9'11 (7.19m x 4.83m reducing to 3.02m)

Smooth ceiling with coving, double glazed window to front, painted papered walls, one brick feature wall, carpeted floor, two radiators, warm air electric fire, TV point and double French doors lead into:-

DINING ROOM

8'10 x 8'7 (2.69m x 2.62m)

Smooth ceiling with coving, double glazed French doors leading to rear garden, painted papered walls, laminated wooden floor, radiator, double French doors lead into the lounge and an open archway leads into:-

KITCHEN/BREAKFAST ROOM

18'6 x 7'7 (5.64m x 2.31m)

Smooth ceiling with coving and inlaid spotlights, double glazed window and door leading into the rear garden, partially tiled walls, laminated wooden floor, breakfast table, covered radiator, a range of light wood wall and base units with a contrasting rolled edge worksurface, electric hob with extractor over, built-in eye level double electric oven, larger cupboard, space for large fridge/freezer, integral dishwasher, space for a washing machine and a 1 1/2 bowl ceramic sink unit with mixer tap.

FIRST FLOOR LANDING

8'1 x 5'10 (2.46m x 1.78m)

Smooth ceiling with coving, painted papered walls, carpeted floor, power point and doors leading into:-

BEDROOM ONE

12'5 x 10'1 (3.78m x 3.07m)

Smooth ceiling with spotlights and coving, double glazed window to front, painted papered walls, carpeted floor and radiator.

BEDROOM TWO

11'1 x 10'0 (3.38m x 3.05m)

Textured ceiling with coving, double glazed window to rear, papered walls, carpeted floor, radiator and access to the loft (which is partially boarded, insulated and has a light).

BEDROOM THREE

9'7 x 6'6 reducing to 3'3 (2.92m x 1.98m reducing to 0.99m)

Textured ceiling with coving, double glazed window to front, papered walls, carpeted floor, built-in airing cupboard and radiator.



BATHROOM

7'3 x 5'6 (2.21m x 1.68m)

Smooth ceiling with coving and inlaid spotlights, partially tiled walls, double glazed window to rear, laminated wooden floor, bath with stylish mixer tap, built-in shower at one end of bath with folding glass door, heated towel rail, radiator, hand wash basin with cupboard under and low flush WC.

EXTERIOR

At the front of the property there is a tarmac driveway and a garden area of gravel with mature shrubs and exterior lighting. The rear garden is approximately 50' and has a lovely raised decking area outside of the kitchen and dining room and from here leads into a lawned area with flower borders, mature trees and shrubs, a garden shed and exterior lighting. The garage is also accessed from the decked area and is 16'6 x 7'6 and has power points and lighting.

ADDITIONAL POINTS

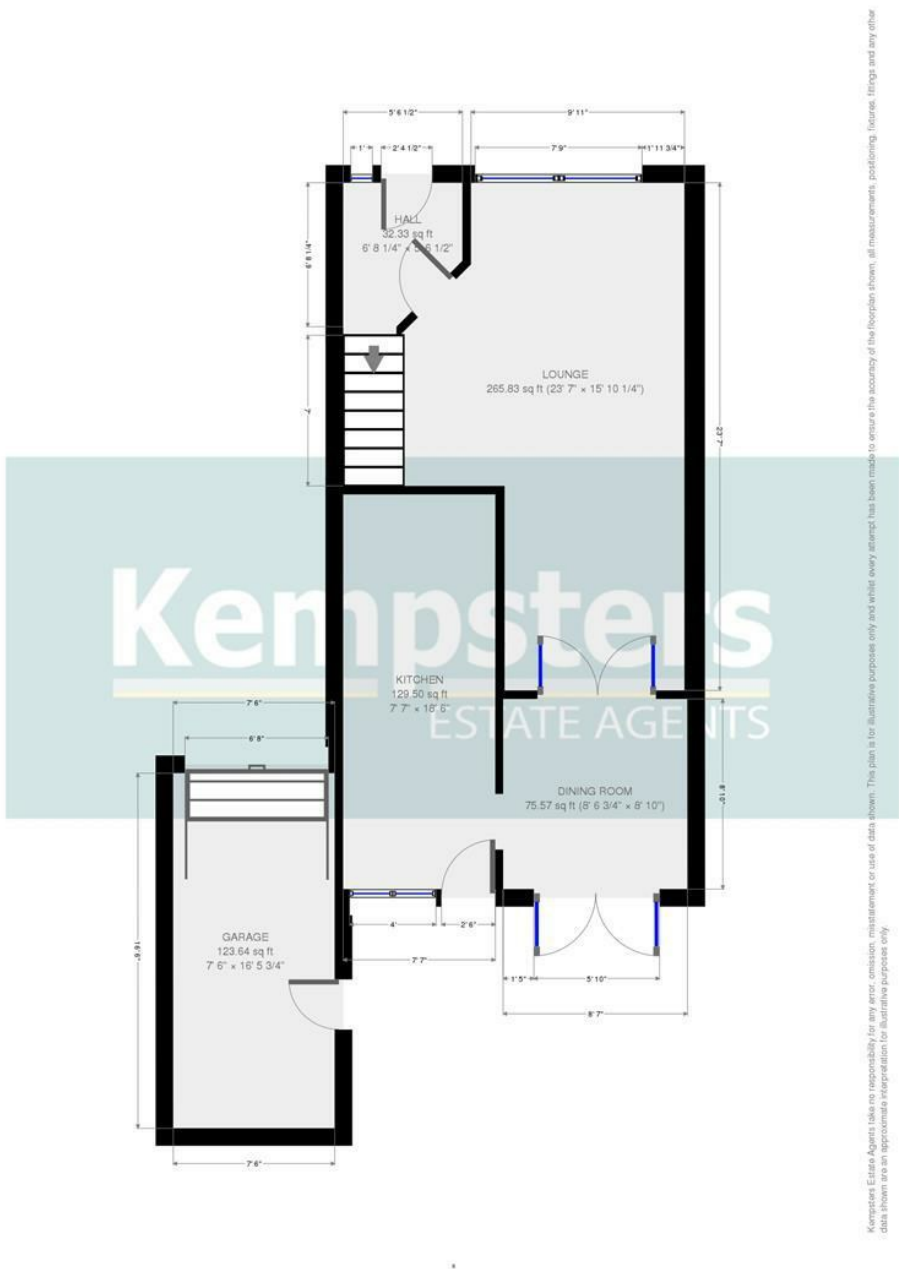
This property also benefits from Solar Panels in addition to the mains electric and all walls have cavity wall insulation. The combination gas boiler has been regularly maintained by British gas and has an annual check. The council tax band for this property is Band C and is £103 per month. The property is in excellent decorative order throughout and will make a superb family home.











Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy, Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

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