



Kempsters
ESTATE AGENTS

17 Feenan Highway
Tilbury RM18 8ER

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Asking price
£290,000

This extended three/four bedroomed semi detached house has been well maintained throughout and is situated within easy reach of Tilbury town centre. Features include a nicely fitted kitchen, lounge, dining room, ground floor bedroom four/study, shower room and bathroom plus a lovely 85' west facing garden with log cabin.



- Lounge 14'2 x 12'11
- Dining room 11'2 x 9'9
- Fitted kitchen/breakfast room 17'6 x 7'3
- Bedroom four/study 12'10 x 6'6
- Ground floor shower room
- Stylish first floor bathroom
- Bedroom one 10'11 x 9'9
- Bedroom two 10'10 x 9'3
- Bedroom three 7'11 x 4'<7'6
- West facing rear garden with large log cabin



ENTRANCE HALL

Accessed via door with opaque double glazed insert, access to first floor, radiator, laminate floor.

LOUNGE

14'2 x 12'11 (4.32m x 3.94m)

Double glazed window to front, coved and smooth plastered ceiling, fitted storage cupboard, radiator, power points, wood flooring.

BEDROOM FOUR/STUDY

12'10 x 6'6 (3.91m x 1.98m)

Double glazed windows to front and rear, coved and smooth plastered ceiling with inset spotlights, power points, wood flooring.

FITTED KITCHEN/BREAKFAST ROOM

17'6 x 7'3 (5.33m x 2.21m)

Double glazed window to side, smooth plastered ceiling, range of base and eye level units with contrasting wood work surfaces, matching breakfast bar, inset single drainer sink unit, range style cooker with extractor canopy above, space for fridge/freezer, space and plumbing for washing machine, concealed gas central heating boiler, part tiling to three walls, power points, tiled floor.

INNER LOBBY

Partially double glazed door to side leading to rear garden, laminate floor.

DINING ROOM

11'2 x 9'9 (3.40m x 2.97m)

Double glazed French doors lead to rear garden, coved and smooth plastered ceiling, radiator, power points, laminate floor.

GROUND FLOOR SHOWER ROOM

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

FIRST FLOOR LANDING

Double glazed window to side, access to loft space, fitted carpet.

BEDROOM ONE

10'11 x 9'9 (3.33m x 2.97m)

Double glazed window to rear, picture rail, built-in cupboard, radiator, power points, laminate floor.

SMALL INNER LOBBY

Doors to bedrooms two and three, power points, laminate floor.



BEDROOM TWO

10'10 x 9'3 (3.30m x 2.82m)

Double glazed window to front, picture rail, radiator, power points, laminate floor.

BEDROOM THREE

7'11 x 4'<7'6 (2.41m x 1.22m<2.29m)

Double glazed window to front, power points, laminate floor.

STYLISH BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, suite comprising bath with mixer tap and shower attachment, shower screen, vanity unit with inset wash hand basin and low flush wc, heated towel rail, tiled walls, tiled floor.

SUNNY WEST FACING REAR GARDEN

in excess of 85' (in excess of 25.91m)

Wood block decking area and patio area, neatly laid lawn area with mature shrub and tree borders, further patio area at rear, step into log cabin, two storage sheds, outside light, outside tap, side access leading to front garden.

GARDEN CABIN

14'9 x 9'2 and 14'9 x 6'3 (4.50m x 2.79m and 4.50m x 1.91m)

Configured into two rooms and offers many options including sitting room, play room or office.

FRONT GARDEN

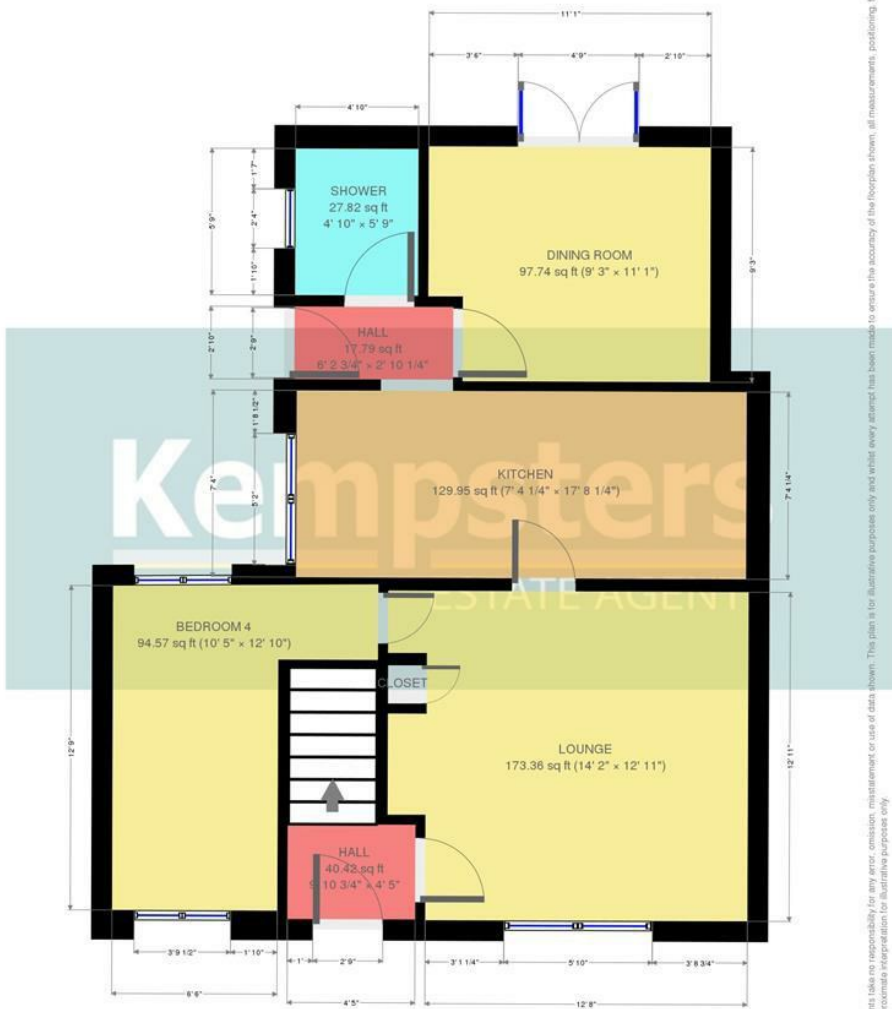
Laid with decorative pebbles, paved pathway, mature tree, hedge and fence surround.



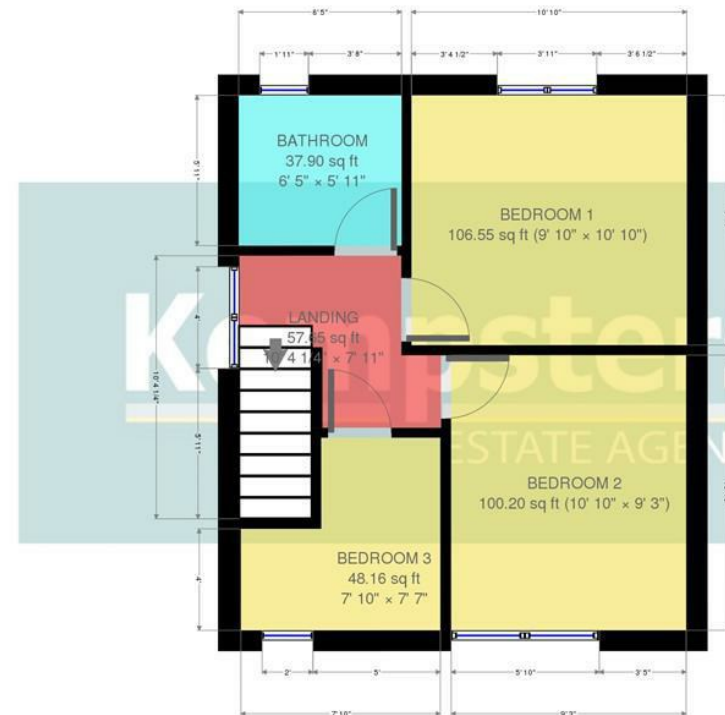








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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		85
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs		59	
EU Directive 2002/91/EC		England & Wales	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(82 plus) A		82
	(61-81) B		
	(40-60) C		
	(29-39) D		
	(17-28) E		
	(9-16) F		
	(1-8) G		
Not environmentally friendly - higher CO ₂ emissions		59	
EU Directive 2002/91/EC		England & Wales	