



Kempsters
ESTATE AGENTS

48 Frome
East Tilbury Tilbury RM18 8TD

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Offers in the region of
£225,000

This three bedroomed end of terrace house is situated on a corner plot and is offered with no onward chain. Features include gas central heating, double glazing, spacious lounge, fitted kitchen/breakfast room and approx 30' south facing rear garden.



- Lounge 15'1 x 14'1
- Fitted kitchen/breakfast room 15'10 x 9'8
- Bedroom one 12'11 x 9'
- Bedroom two 10'7 x 8'5<9'7
- Bedroom three 10' x 6'8
- Family bathroom
- South facing rear garden approx 30'

ENTRANCE

Door with opaque double glazed insert and opaque double glazed side window leads to:

ENTRANCE PORCH

Textured ceiling, built-in cupboard, tiled floor. Door to:

LOUNGE

15'11 x 14'1 (4.85m x 4.29m)

Double glazed bow window to front, textured ceiling, access to first floor, built-in under stairs storage cupboard, radiator, power points, fitted carpet.

FITTED KITCHEN/BREAKFAST ROOM

15'10 x 9'8 (4.83m x 2.95m)

Double glazed window and double glazed patio doors lead to rear garden, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and canopy with extractor, space for fridge/freezer, space and plumbing for washing machine and dishwasher, concealed gas central heating boiler, power points, part tiling to three walls, tiled floor.

FIRST FLOOR LANDING

Textured ceiling, access to loft space, fitted carpet.

BEDROOM ONE

12'11 x 9' (3.94m x 2.74m)

Double glazed window to front, textured ceiling, range of fitted wardrobes with matching bridging units and bed side cabinets, radiator, owner points, fitted carpet.

BEDROOM TWO

10'7 x 8'5<9'7 (3.23m x 2.57m<2.92m)

Double glazed window to rear, textured ceiling, two fitted wardrobes with matching bridging units and bed side cabinet, radiator, power points, fitted carpet.

BEDROOM THREE

10' x 6'8 (3.05m x 2.03m)

Double glazed window to front, textured ceiling, built-in cupboard, radiator, 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 wc, heated towel rail, tiled walls, tiled floor.

SOUTH FACING REAR GARDEN

in excess of 30' (in excess of 9.14m)

Immediate patio area with matching pathway, remainder laid to lawn with fence surround, timber shed.

FRONT GARDEN

Laid to lawn.





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.

