



Kempsters
ESTATE AGENTS

7 Orwell
East Tilbury RM18 8RR

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Offers in the region
£265,000

This very well presented three bedroomed house is situated in a quiet walkway position within easy walking distance of local shops, school and c2c rail station. Features include a fitted kitchen/breakfast room, conservatory, bright lounge, approx 30' rear garden and garage.



- Lounge 14'1 x 12'11
- Fitted kitchen/breakfast room 16' x 8'5
- Conservatory 9' x 6'9
- Bedroom one 12'9 x 9'6
- Bedroom two 10'10 x 8'3<10'
- Bedroom three 9'8 x 6'4
- Bathroom
- Rear garden approx 30'
- Garage in nearby block

ENTRANCE PORCH

Accessed via door with opaque glazed insert, opaque glazed porthole window to side, textured ceiling with inset spotlight, radiator, laminate floor. Partially opaque glazed door leads to:

ENTRANCE HALL

Coved and smooth plastered ceiling with inset spotlights, access to first floor, fitted double storage cupboard, laminate floor.

LOUNGE

14'1 x 12'11 (4.29m x 3.94m)

Double glazed bow window to front, coved and smooth plastered ceiling, built-in under stairs storage cupboard, radiator, power points, laminate floor.

KITCHEN/BREAKFAST ROOM

16' x 8'5 (4.88m x 2.57m)

Double glazed window to rear, coved and smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for electric cooker with fitted extractor hood above, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, space for tumble dryer, partly tiled walls, power points, laminate floor. Open plan to:

CONSERVATORY

9' x 6'9 (2.74m x 2.06m)

Double glazed windows to rear and sides, double glazed French doors lead to rear garden, radiator, power points, laminate floor.

FIRST FLOOR LANDING

Coved and textured ceiling, access to loft space, power point, fitted carpet.

BEDROOM ONE

12'9 x 9'6 (3.89m x 2.90m)

Double glazed window to front, smooth plastered ceiling with inset spotlights, radiator, power points, laminate floor.

BEDROOM TWO

10'10 x 8'3<10' (3.30m x 2.51m<3.05m)

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



BEDROOM THREE

9'8 x 6'4 (2.95m x 1.93m)

Double glazed window to front, coved and textured ceiling, built-in wardrobe/cupboard, radiator, power points, laminate floor.

BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, suite comprising corner bath, vanity unit with inset wash hand basin, low flush wc and shower cubicle, part tiling to three walls, heated towel rail, tiled floor.

REAR GARDEN

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

Brick paved with inset patio areas, shrub border, outside tap, fence surround. Rear pedestrian access leads to:

GARAGE

In nearby block.

FRONT GARDEN

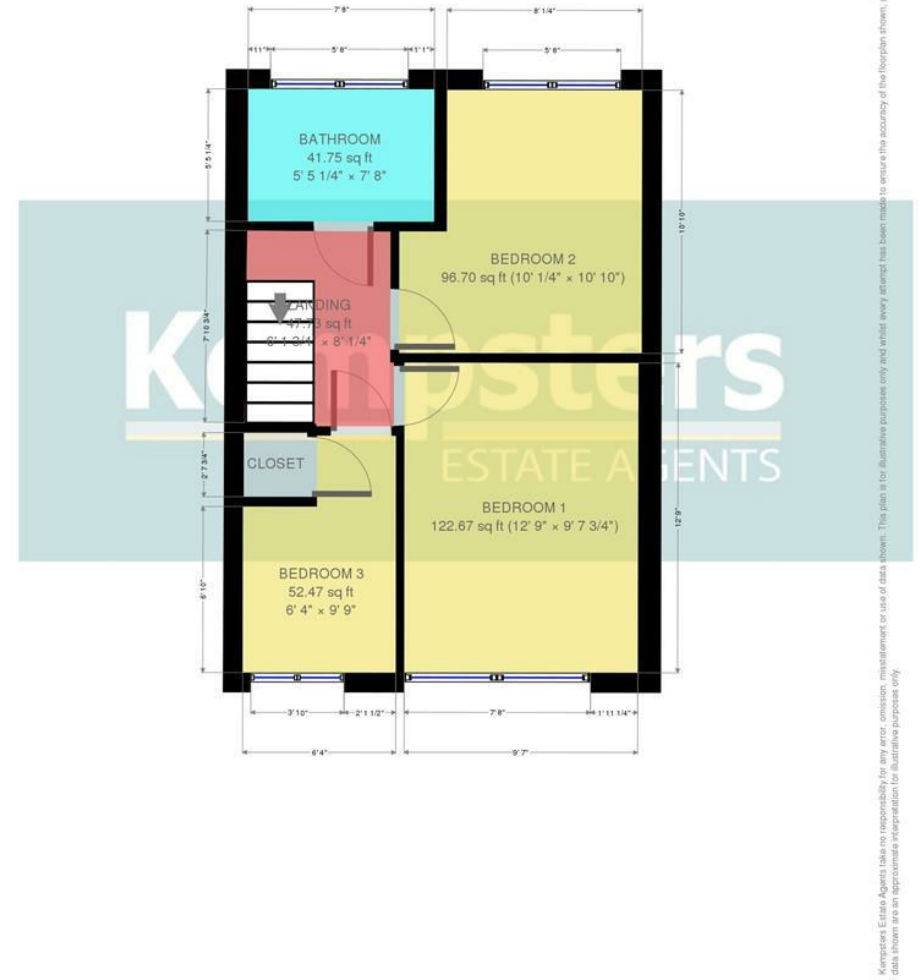
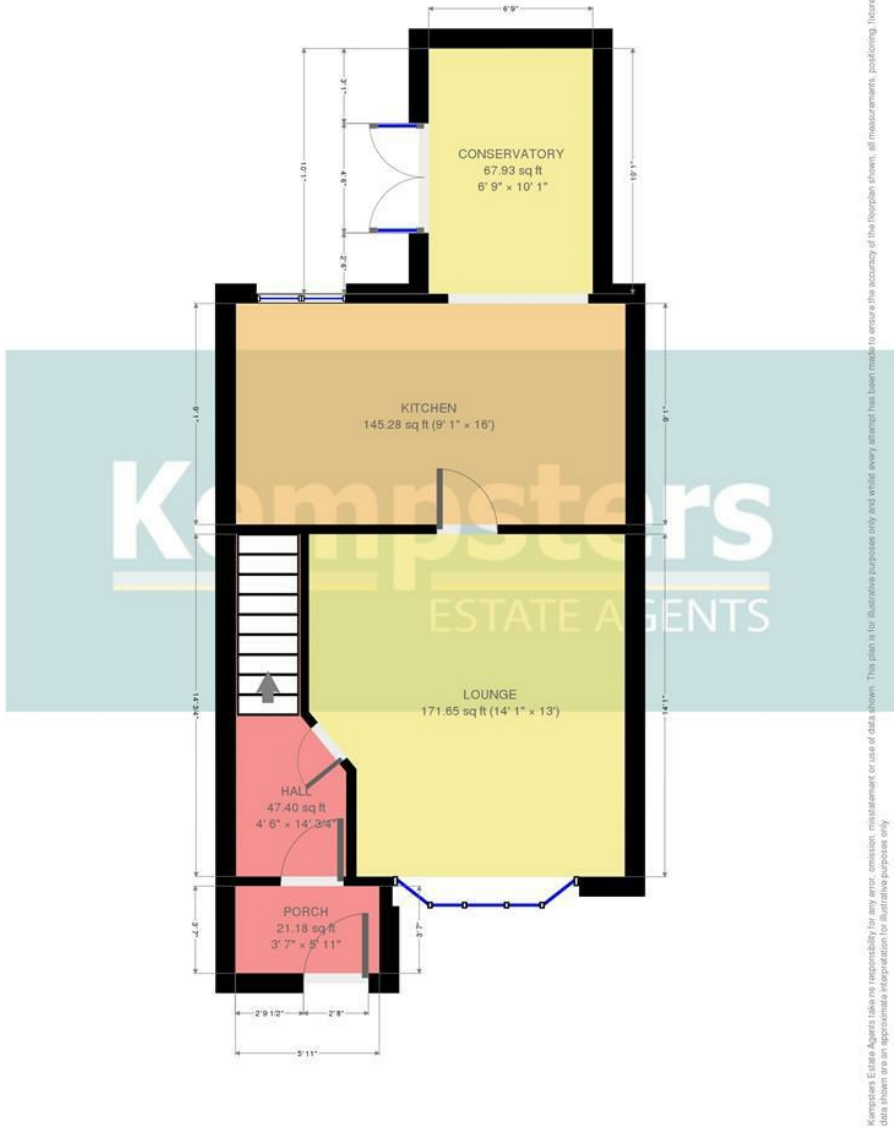
Laid to lawn with shrub border, dwarf wall surround.











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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