



Kempsters
ESTATE AGENTS

9 Southview Avenue
Tilbury RM18 7SA

2 1 1

Offers in the region of
£280,000

This extended semi detached house originally had three bedrooms but has now been converted to two double bedrooms with first floor bathroom. Features include a spacious lounge/diner, fitted kitchen/breakfast room, sunny south facing garden plus ample parking.



- Lounge/diner 19'7 x 13'10<17'3
- Fitted kitchen/breakfast room 17'10 x 8'9
- Bedroom one 14'2 x 8'8
- Bedroom two 10'7 x 9'5
- Bathroom 7'7 x 7'5
- South facing rear garden approx 44'
- Ample off road parking

ENTRANCE PORCH

Double glazed windows to front and sides, tiled floor.
Door to:

SMALL ENTRANCE HALL

Double glazed window to side, smooth plastered ceiling, access to first floor, power points, laminate floor.

LOUNGE/DINER

19'7 x 13'1<17'3 (5.97m x 3.99m<5.26m)

Double glazed windows to front and side, coved and smooth plastered ceiling, feature fire surround with inset pebble effect fire, built-in under stairs storage cupboard, two radiators, power points, laminate floor.

FITTED KITCHEN/BREAKFAST ROOM

17'10 x 8'9 (5.44m x 2.67m)

Double glazed windows and double glazed door lead to rear garden, coved and smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, range style cooker to remain, space for fridge/freezer, space and plumbing for washing machine, wall mounted gas central heating boiler, power points, tiled floor.

FIRST FLOOR LANDING

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

BEDROOM ONE

14'2 x 8'8 (4.32m x 2.64m)

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

BEDROOM TWO

10'7 x 9'5 (3.23m x 2.87m)

Double glazed window to rear, coved and textured ceiling, radiator, power points, fitted carpet.



BATHROOM

7'7 x 7'5 (2.31m x 2.26m)

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, tiling to three walls, tiled floor.

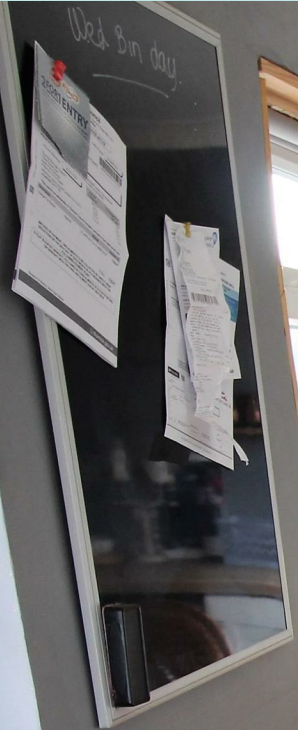
SUNNY SOUTH FACING REAR GARDEN

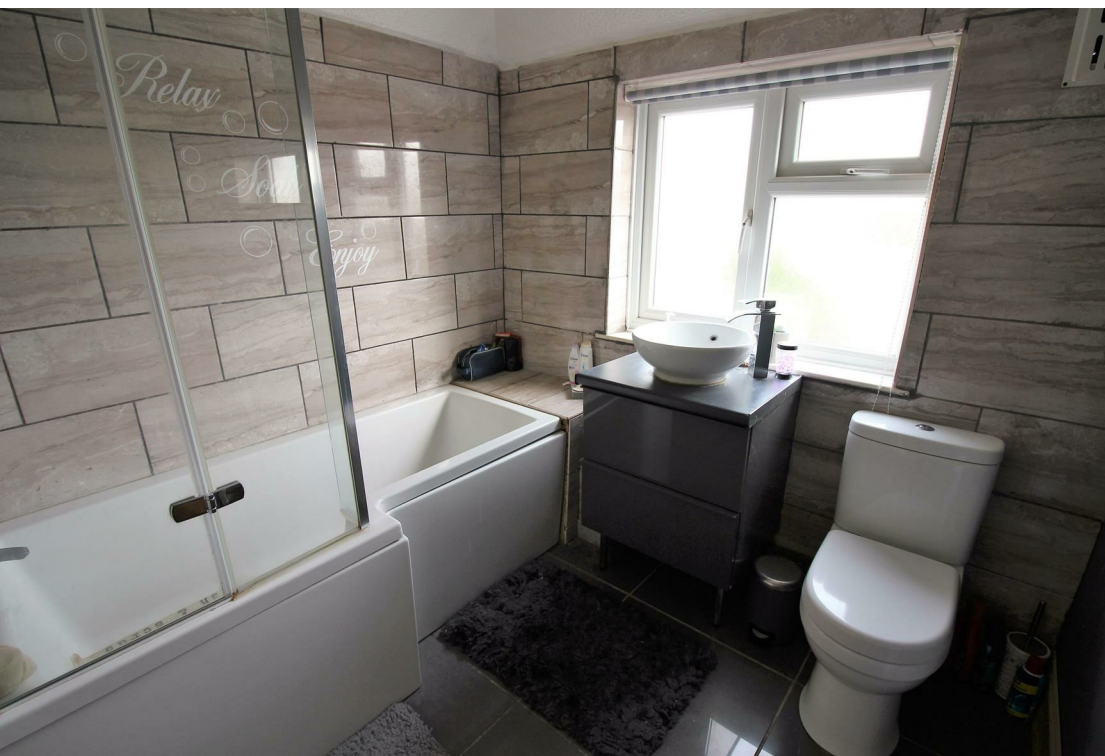
in excess of 44' (in excess of 13.41m)

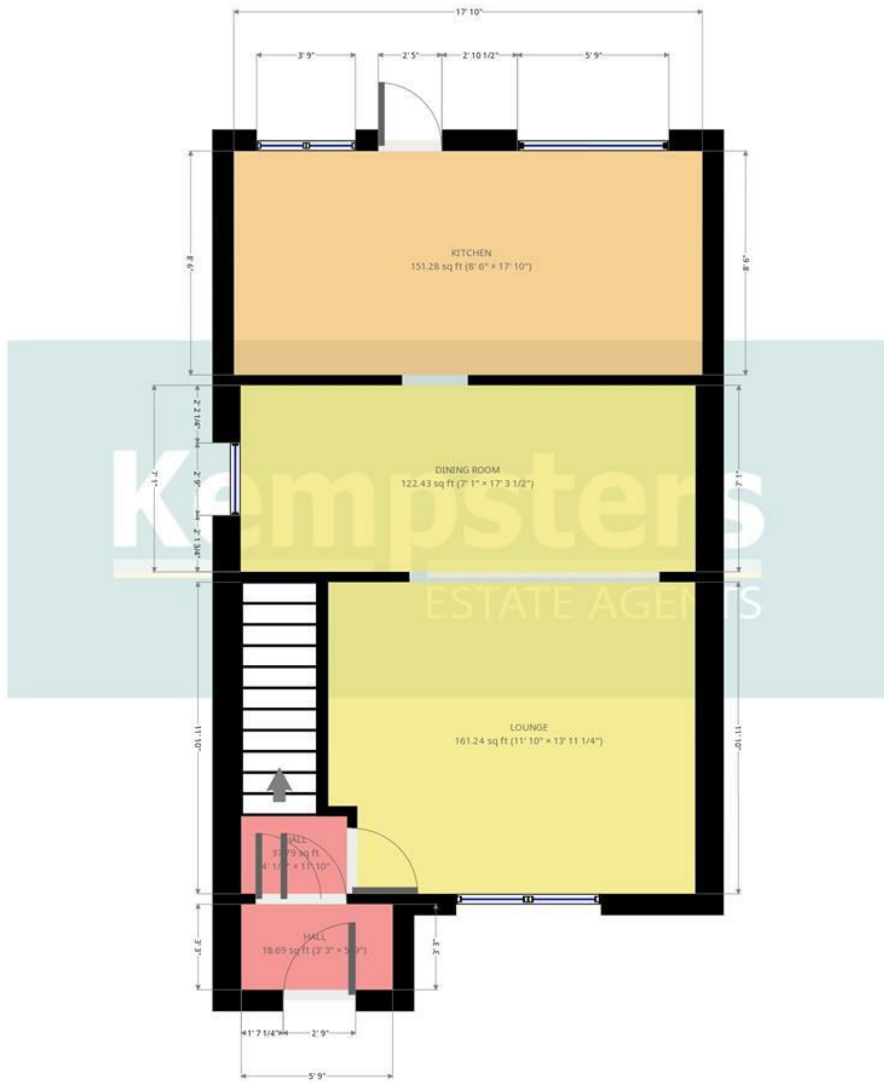
Concrete patio area, remainder mainly laid to lawn, garden shed, side pedestrian access leads to:

FRONT GARDEN

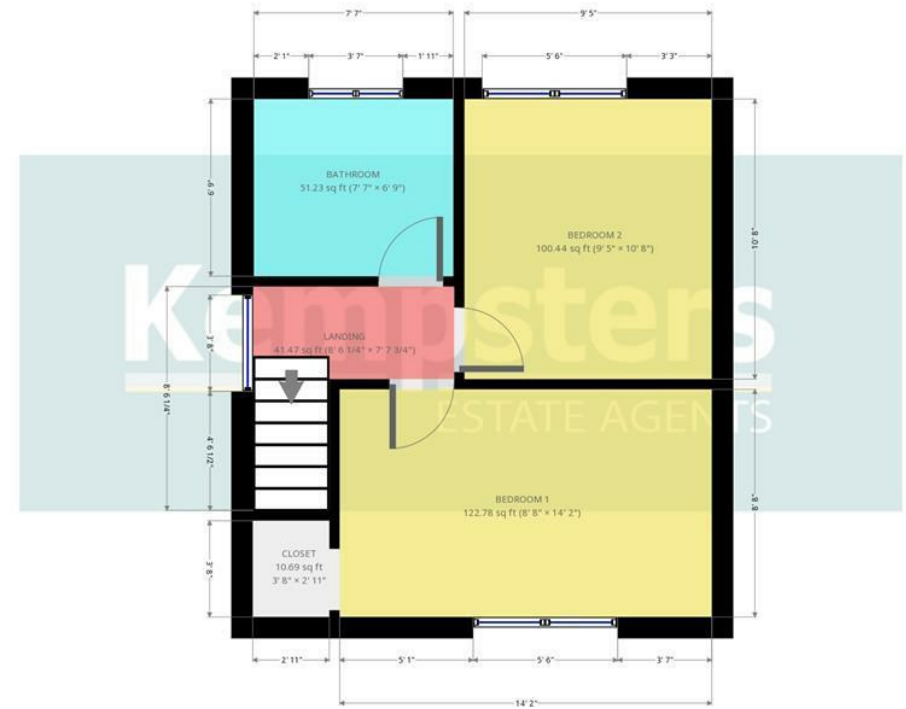
Brick paved providing ample off road parking.







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