



Kempsters
ESTATE AGENTS

13 Roman
East Tilbury Tilbury RM18 8SE

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Asking price
£245,000

This three bedroomed house is situated in a quiet walkway position within easy walking distance of local shops, schools and East Tilbury train station. Features include a lounge/diner, fitted kitchen, lean to/utility, west facing rear garden (in need of attention) plus garage and parking.



- Lounge/diner 24' x 12'10>7'10
- Kitchen 9'3 x 7'8
- Lean to/utility 7'7 x 7'5
- Bedroom one 12'11 x 9'10
- Bedroom two 10'6 x 8'3<9'10
- Bedroom three 9'10 x 6'6
- Bathroom and separate wc
- West facing rear garden (in need of attention)
- Garage in nearby block
- Parking space at rear

ENTRANCE HALL

Textured ceiling, access to first floor, radiator, wall mounted gas central heating boiler, laminate floor.

LOUNGE/DINER

24' x 12'10 reducing to 7'10 (7.32m x 3.91m reducing to 2.39m)

Double glazed window to front, double glazed French doors lead to rear garden, textured ceiling, built-in under stairs storage cupboard, two radiators, power points, laminate floor.

KITCHEN

9'3 x 7'8 (2.82m x 2.34m)

Double glazed window and half double glazed door lead to lean to/utility, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, range style cooker with extractor canopy above, integrated dishwasher, tiled walls, power points, laminate floor.

LEAN TO/UTILITY

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

Double glazed windows to rear and side, double glazed door leads to rear garden, space for washing machine, space for fridge and freezer, power points, laminate floor.

FIRST FLOOR LANDING

Textured ceiling, access to loft space, laminate floor.

BEDROOM ONE

12'11 x 9'10 (3.94m x 3.00m)

Double glazed window to front, textured ceiling, radiator, power points, laminate floor.

BEDROOM TWO

10'6 x 8'3<9'10 (3.20m x 2.51m<3.00m)

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

BEDROOM THREE

9'10 x 6'6 (3.00m x 1.98m)

Double glazed window to front, textured ceiling, built-in storage cupboard, radiator, power point, laminate floor.



BATHROOM

Opaque double glazed window to rear, textured ceiling, suite comprising bath with independent shower unit above, pedestal wash hand basin, heated towel rail, laminate floor.

SEPARATE WC

Opaque double glazed window to rear, textured ceiling, low flush wc, laminate floor.

WEST FACING REAR GARDEN

in excess of 32' (in excess of 9.75m')

In need of attention. Small decking area, fence surround, rear access.

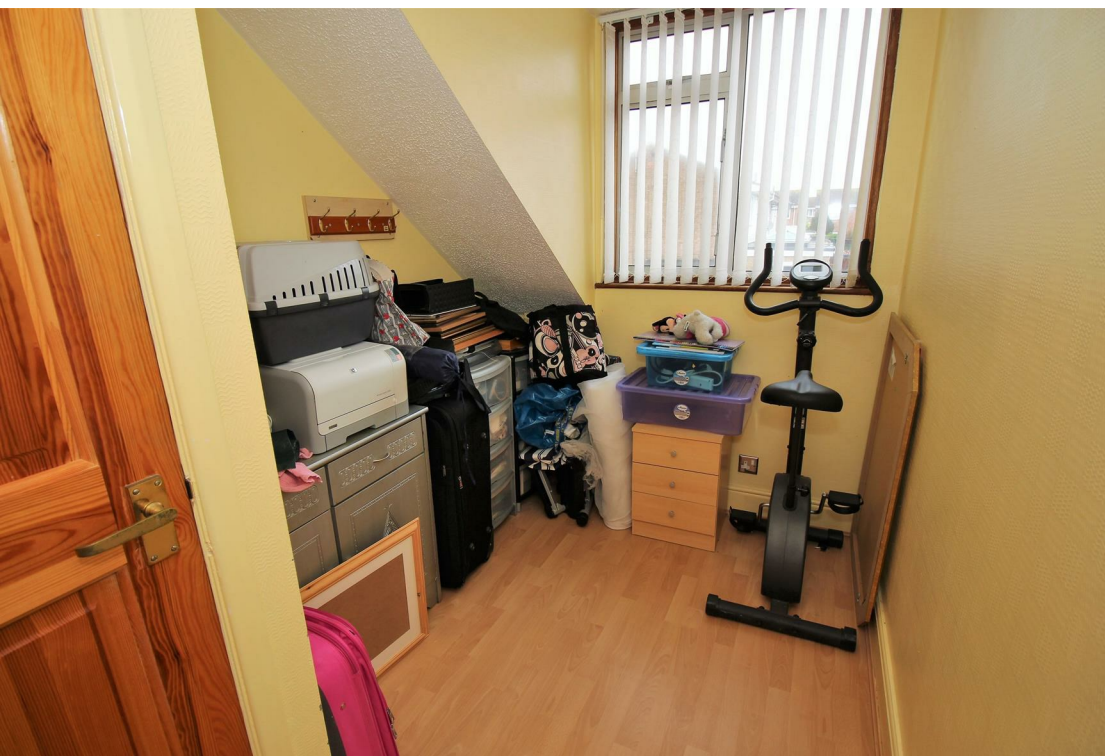
GARAGE

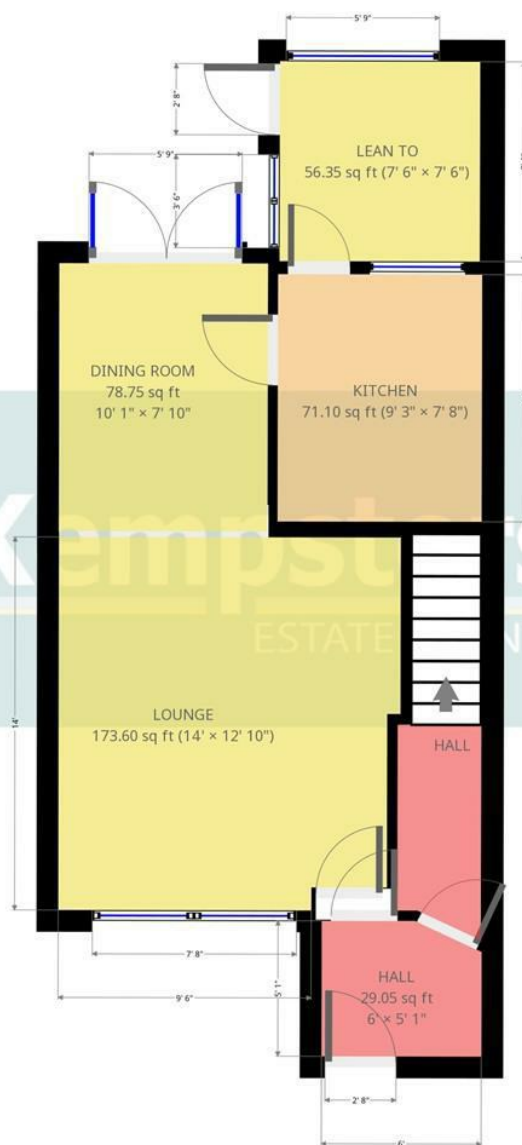
In nearby block. At the rear of the property plus parking space.

FRONT GARDEN

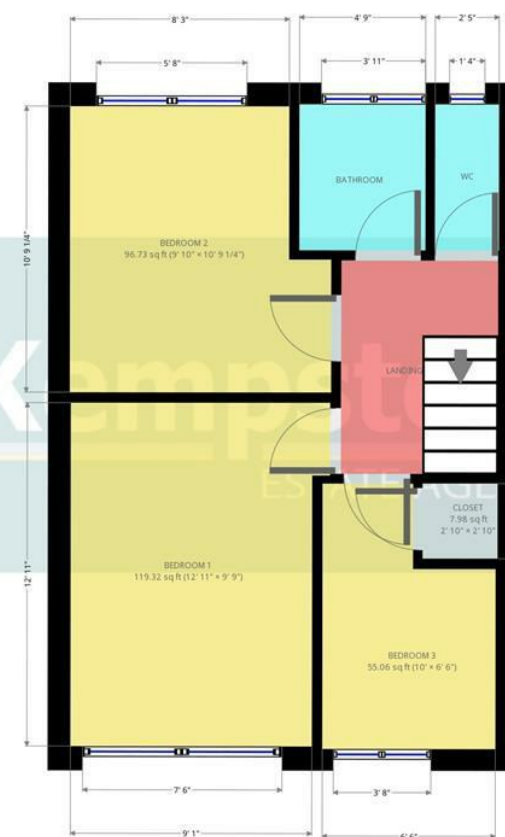
With dwarf wall surround.







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