



Kempsters
ESTATE AGENTS

16 Lawrence Gardens
Tilbury RM18 8HB

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Asking price
£290,000

This lovely three bedroom end of terrace house is situated on a wide plot and offers tremendous scope for extension to the side (subject to planning). Features include a nice lounge, fitted kitchen, lean to, good size bedrooms, sunny south facing rear garden plus ample parking.



- Lounge 14' x 12'6
- Fitted kitchen 12'6 x 6'5
- Lean to 15'6 x 7'5
- Stylish ground floor bathroom
- First floor toilet
- Bedroom one 12'9 x 11'5
- Bedroom two 12'11 x 7'7
- Bedroom three 9'2 x 6'11
- Sunny south facing rear garden approx 46' x 33'
- Ample off road parking

ENTRANCE PORCH

Accessed via partially opaque glazed door, large doormat. Opaque glazed multi panel door leads to:

ENTRANCE HALL

Double glazed window to side, access to first floor, under stairs storage area, radiator, laminate floor.

LOUNGE

14' x 12'6 (4.27m x 3.81m)

Double glazed bow window to front, coved and textured ceiling, feature fireplace, radiator, power points, fitted carpet.

KITCHEN

12'6 x 6'5 (3.81m x 1.96m)

Double glazed window and double glazed door lead to lean to, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob, canopy with extractor, fridge, freezer and dishwasher, wall mounted gas central heating boiler, part tiling to three walls, power points, laminate floor.

LEAN TO

15'6 x 7'5 (4.72m x 2.26m)

Window and double glazed French doors lead to rear garden, work surface with space beneath for washing machine and tumble dryer, space for further fridge/freezer, power points, fitted carpet.

BATHROOM

Opaque double glazed borrowed light window to rear, suite comprising bath with independent shower unit above, shower screen and vanity unit with inset wash hand basin, tiled walls, heated towel rail, tiled floor.

FIRST FLOOR LANDING

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

BEDROOM ONE

12'9 x 11'5 (3.89m x 3.48m)

Double glazed window to front, fitted wardrobe and cupboard areas to one wall, radiator, power points, fitted carpet.

BEDROOM TWO

12'11 x 7'7 (3.94m x 2.31m)

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



BEDROOM THREE

9'2 x 6'11 (2.79m x 2.11m)

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

FIRST FLOOR TOILET

Opaque double glazed window to rear, coved and smooth plastered ceiling with inset spotlight, suite comprising wash hand basin and low flush wc, tiled walls, vinyl floor covering.

SOUTH FACING REAR GARDEN

in excess of 46' x in excess of 33' (in excess of 14.02m x in excess of 10.06m)

Large patio area extending round to the side, raised patio area at side with shingle and rock surround, neatly laid lawn area with conifer and shrub borders, crazy paved pathway leading to large shed, further patio area, second shed, outside tap, side access leads to:

FRONT GARDEN

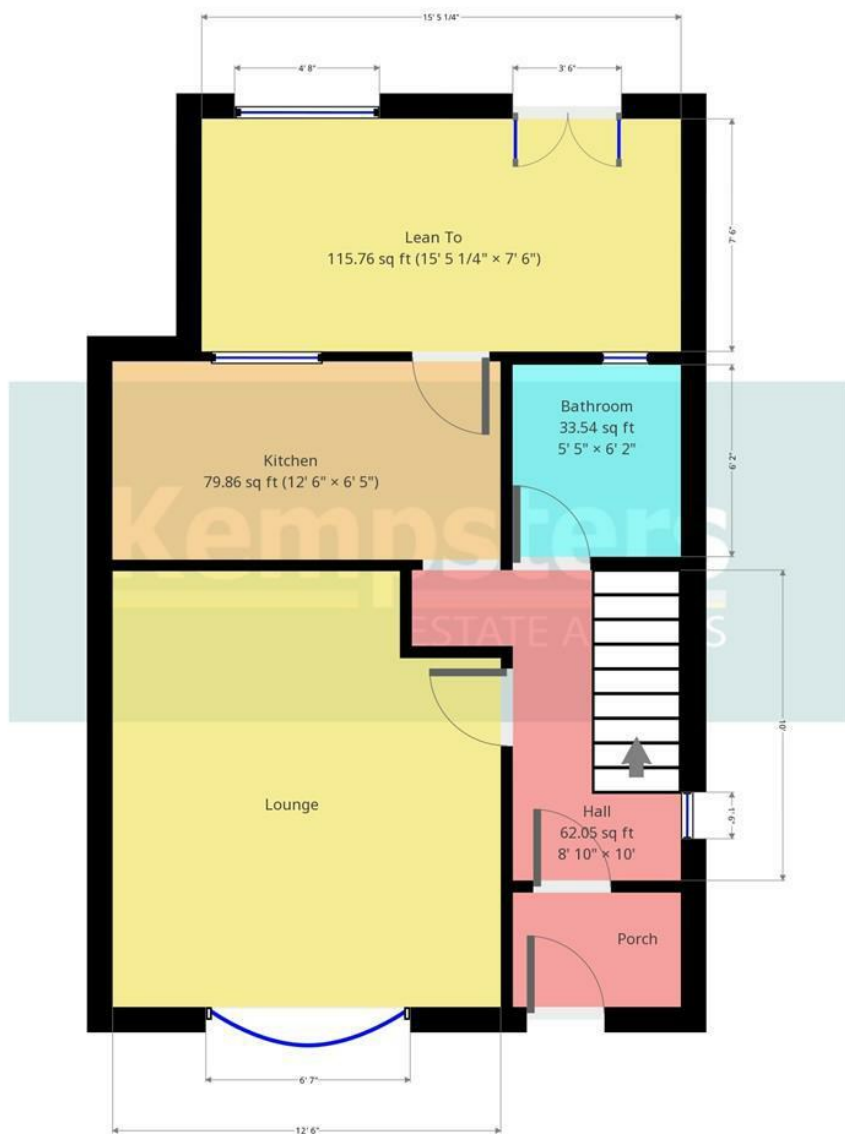
Circular lawn area with shrub borders. Long independent driveway providing ample off road parking.



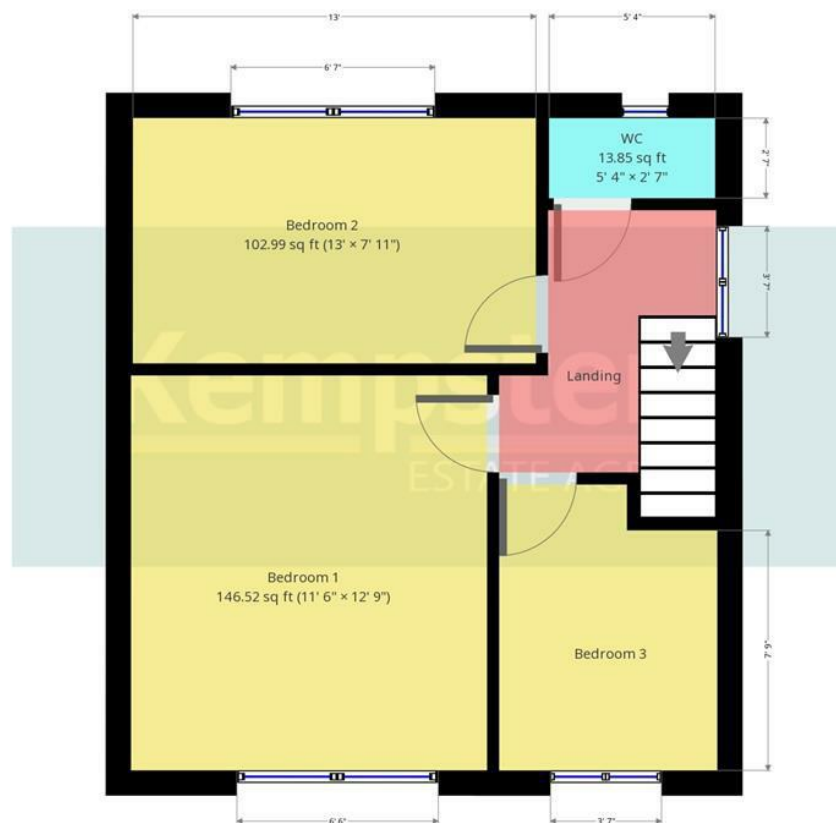








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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (82 plus) A		Very environmentally friendly - lower CO ₂ emissions (82 plus) A	
(81-81) B		(81-81) B	
(80-80) C		(80-80) C	
(79-79) D		(79-79) D	
(78-78) E		(78-78) E	
(77-77) F		(77-77) F	
(76-76) G		(76-76) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC