



Kempsters
ESTATE AGENTS

21 Brennan Road
Tilbury RM18 8AH

2 1 1

Asking price
£255,000

This two double bedroomed semi detached house is situated within easy walking distance of local shops, schools and c2c rail station. The property offers tremendous scope for extension (subject to planning consent) and features include a first floor shower room, approx 70' rear garden plus garage via own driveway. 360 VIRTUAL TOUR AVAILABLE.



- Lounge 14'2 x 12'11
- Kitchen/breakfast room 17'6 x 7'4
- Ground floor toilet
- Bedroom one 14'4 x 10'9
- Bedroom two 10'11 x 9'9
- First floor shower room
- Rear garden approx 70'
- Garage via own driveway
- Tremendous scope for extension (subject to planning)

ENTRANCE PORCH

Double glazed windows to front, tiled floor. Partially opaque glazed door leads to:

ENTRANCE HALL

Textured ceiling, access to first floor, radiator, fitted carpet.

LOUNGE

14'2 x 12'11 (4.32m x 3.94m)

Double glazed window to front, coved and textured ceiling, built-in under stairs storage cupboard, feature fireplace with inset coal effect fire, radiator, power points, fitted carpet.

KITCHEN/BREAKFAST ROOM

17'6 x 7'4 (5.33m x 2.24m)

Two opaque double glazed windows to side, double glazed window to rear, partially opaque glazed door leads to outer lobby, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for gas cooker, washing machine and fridge/freezer, wall mounted gas central heating boiler, part tiling to two walls, power points, vinyl floor covering.

OUTER LOBBY

Double glazed windows to rear and side, half double glazed door leads to rear garden. Door to:

GROUND FLOOR CLOAKROOM

Opaque double glazed window to rear, textured ceiling, suite comprising pedestal wash hand basin and low flush toilet, radiator, vinyl floor covering.

FIRST FLOOR LANDING

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

BEDROOM ONE

14'4 x 10'9 (4.37m x 3.28m)

Double glazed window to front, textured ceiling, large built-in wardrobe area with opaque double glazed window to front (potential to create an en suite shower room), radiator, power points, fitted carpet.



BEDROOM TWO

10'11 x 9'9 (3.33m x 2.97m)

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

SHOWER ROOM

Opaque double glazed window to rear, textured ceiling, suite comprising shower cubicle, pedestal wash hand basin and low flush toilet, radiator, vinyl floor covering.

REAR GARDEN

in excess of 70' (in excess of 21.34m')

Immediate concrete area, remainder laid to lawn with fence surround, small fish pond, timber shed, greenhouse, outside tap, side access.

FRONT GARDEN

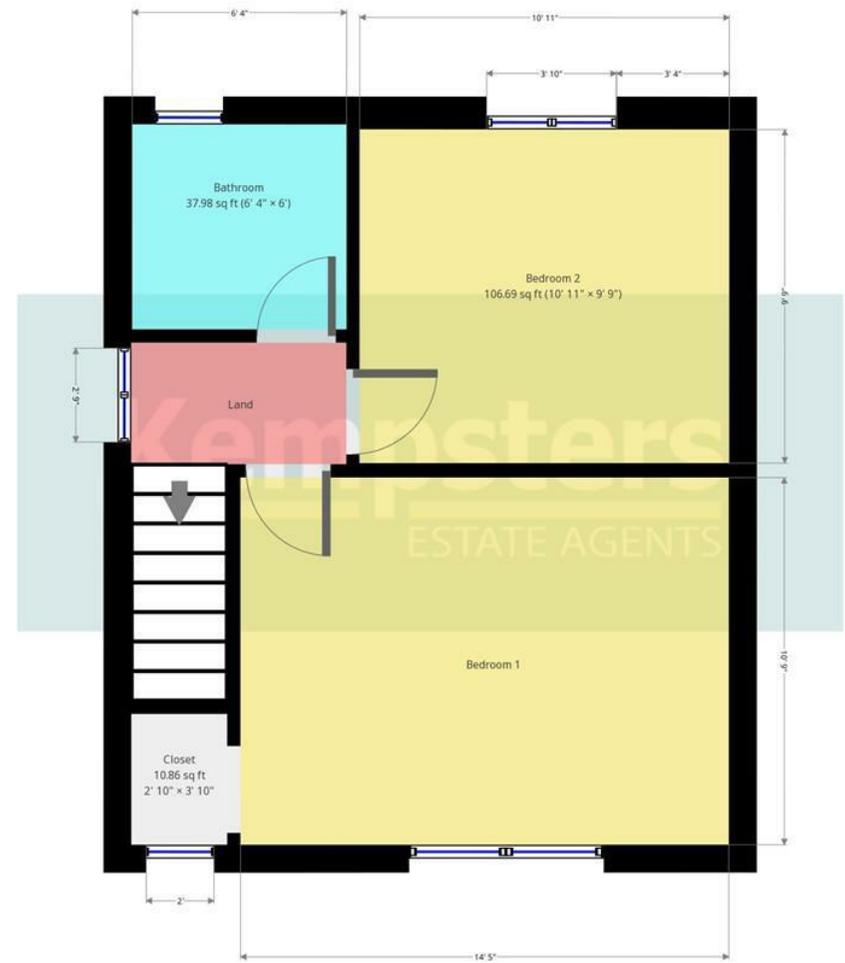
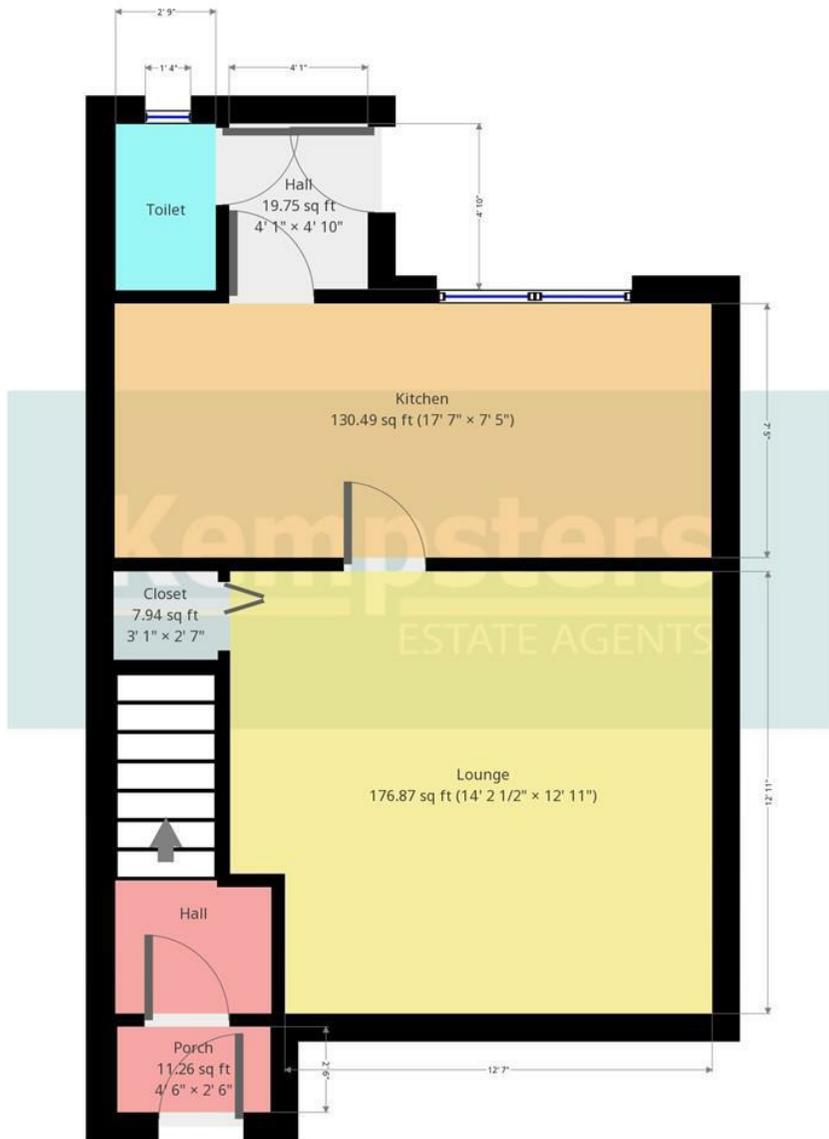
Laid to lawn with shrub borders.own driveway leads to:

DETACHED GARAGE

With power and light.







Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate ...

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Previous	Current	Previous
Very energy efficient - lower running costs 82-91kWh A	87	Very environmentally friendly - lower CO ₂ emissions 82-91kWh A	88
75-81kWh B		85-90kWh B	
69-74kWh C		80-84kWh C	
63-68kWh D	49	75-79kWh D	45
57-62kWh E		70-74kWh E	
51-56kWh F		65-69kWh F	
45-50kWh G		60-64kWh 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