



Kempsters
ESTATE AGENTS

15 Gainsborough Avenue
Tilbury RM18 8LR



Asking price
£300,000

This spacious four bedroom house is situated within easy reach of local schools, town centre and train station. Features include two receptions, fitted kitchen, ground floor cloakroom, large four piece bathroom, approx 57' rear garden plus parking for two vehicles. 360 VIRTUAL TOUR AVAILABLE.



- Lounge 15'9 x 11'10
- Dining room 11'9 x 10'11
- Fitted kitchen 11'5 x 10'5
- Ground floor cloakroom
- Good size bedrooms
- Four piece family bathroom 10'8 max x 7'3
- Approx 57' rear garden
- Off road parking for two vehicles



ENTRANCE HALL

Textured ceiling, access to first floor, large built-in storage cupboard, radiator, carpet.

LOUNGE

15'9 x 11'10 (4.80m x 3.61m)

Double glazed window to front, coved and textured ceiling, feature fireplace, two radiators, power points, carpet.

DINING ROOM

11'9 x 10'11 (3.58m x 3.33m)

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

GROUND FLOOR CLOAKROOM

Smooth plastered ceiling, suite comprising wash hand basin and low flush toilet, partly tiled walls, heated towel rail, tiled floor.

KITCHEN

11'5 x 10'5 (3.48m x 3.18m)

Double glazed window and half double glazed door lead to rear garden, suspended ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, matching breakfast bar, inset single drainer sink unit, space for electric cooker, integrated extractor hood, space for fridge, washing machine and slimline dishwasher, partly tiled walls, radiator, power points, tiled floor.

FIRST FLOOR LANDING

Textured ceiling, access to loft space, carpet.

BEDROOM ONE

16'1 x 10'10 (4.90m x 3.30m)

Double glazed window to front, textured ceiling, range of fitted wardrobes to one wall, radiator, power points, carpet.

BEDROOM TWO

12'7 x 8'11 (3.84m x 2.72m)

Double glazed window to rear, textured ceiling, fitted triple wardrobe with mirror inset into one door, wall mounted gas central heating boiler, radiator, power points, carpet.

BEDROOM THREE

13'2 reducing to 9'1 x 10'10 (4.01m reducing to 2.77m x 3.30m)

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



BEDROOM FOUR

9'7 x 6'11 (2.92m x 2.11m)

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

BATHROOM

10'8 max x 7'3 (3.25m max x 2.21m)

Two opaque double glazed windows to rear, textured ceiling, suite comprising large bath, pedestal wash hand basin, low flush toilet and large shower cubicle, tiled walls, radiator, vinyl floor covering.

REAR GARDEN

in excess of 57' (in excess of 17.37m')

Large patio area, lawn area with mature shrub and conifer borders, vegetable plot at rear, two timber sheds, covered access leads through to:

FRONT GARDEN

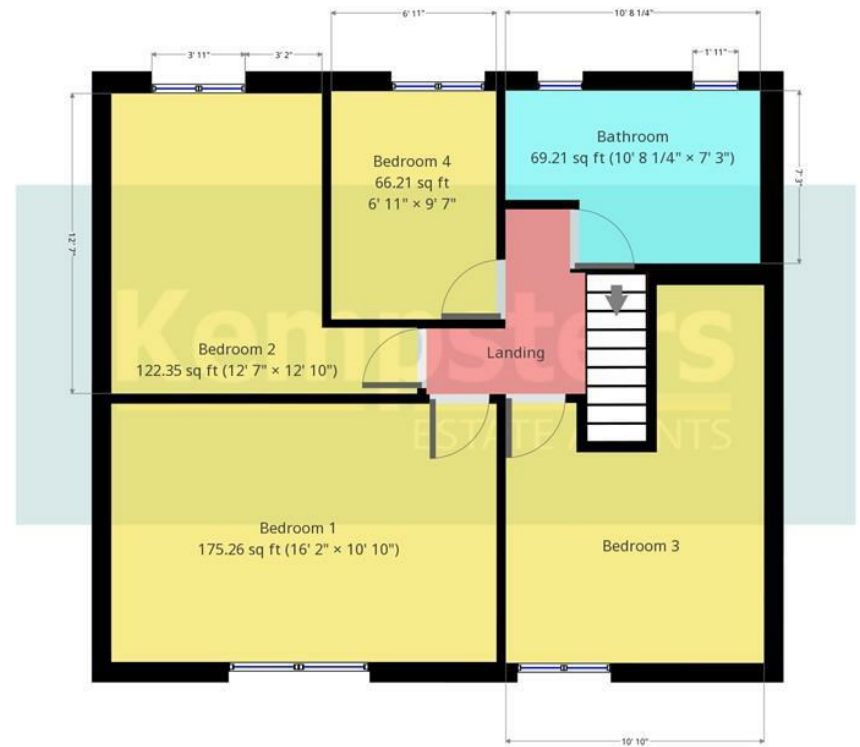
Hard standing providing off road parking for two vehicles, flower and shrub borders, fence surround.











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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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37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: sales@kempsters.com

