



Kempsters

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ESTATE AGENTS

28 Feenan Highway  
Tilbury RM18 8JJ

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Asking price  
**£370,000**



**This attractive three bedroomed end of terrace house is situated in a great location within walking distance of local schools, town centre and train station. The property is well presented throughout and offers tremendous scope for extension (subject to planning consents). Features include a bright lounge, fitted kitchen, lean to, ground floor bathroom, first floor toilet, approx 65' rear garden with large summer house plus off road parking for three vehicles.**



- Great Location
- Bright Lounge
- Fitted Kitchen
- Lean To
- Ground Floor Bathroom
- First Floor Toilet
- Rear Garden Approx 65'
- Large Summer House With Bar
- Off Road Parking For Three Vehicles
- Tremendous Scope For Extension (subject to planning consents)



### ENTRANCE PORCH

Opaque double glazed window to front, textured ceiling, carpet tiled floor. Door to:

### LOUNGE

18'8 x 14' (5.69m x 4.27m)

Double glazed window to front, opaque double glazed windows to side, coved and textured ceiling, access to first floor, feature fire surround with inset pebble effect fire, two radiators, power points, fitted carpet.

### KITCHEN

14' x 6'4 (4.27m x 1.93m)

Double glazed window and door lead to lean to, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for electric cooker, wall mounted gas central heating boiler, partly tiled walls, power points, carpet tiled floor.

### BATHROOM

Opaque double glazed window to rear, textured ceiling, suite comprising bath with independent shower unit above, wash hand basin and low flush toilet, radiator, partly tiled walls, radiator, tiled floor.

### LEAN TO

13'4 x 7'9 (4.06m x 2.36m)

Double glazed window and double glazed French doors lead to rear garden, textured ceiling, work surface with space beneath for washing machine and tumble dryer, further ample appliance spaces, power points, carpet tiled floor.

### FIRST FLOOR LANDING

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

### BEDROOM ONE

12'9 x 11'6 (3.89m x 3.51m)

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



### BEDROOM TWO

13'4 x 7'11 (4.06m x 2.41m)

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

### BEDROOM THREE

12'9 x 6'11 (3.89m x 2.11m)

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

### TOILET

Opaque double glazed window to rear, textured

ceiling, suite comprising wash hand basin and low flush toilet, fitted carpet.

### REAR GARDEN

in excess of 65' (in excess of 19.81m')

Brick paved pathway, two raised decking areas, neatly laid lawn with decorative stone border, large shed (could be converted to a garage), large summer house with power, light and bar. Side access leads to:







### FRONT GARDEN

Decorative stone bed, brick paved driveway providing off road parking for three vehicles.

### COUNCIL TAX

Band B



















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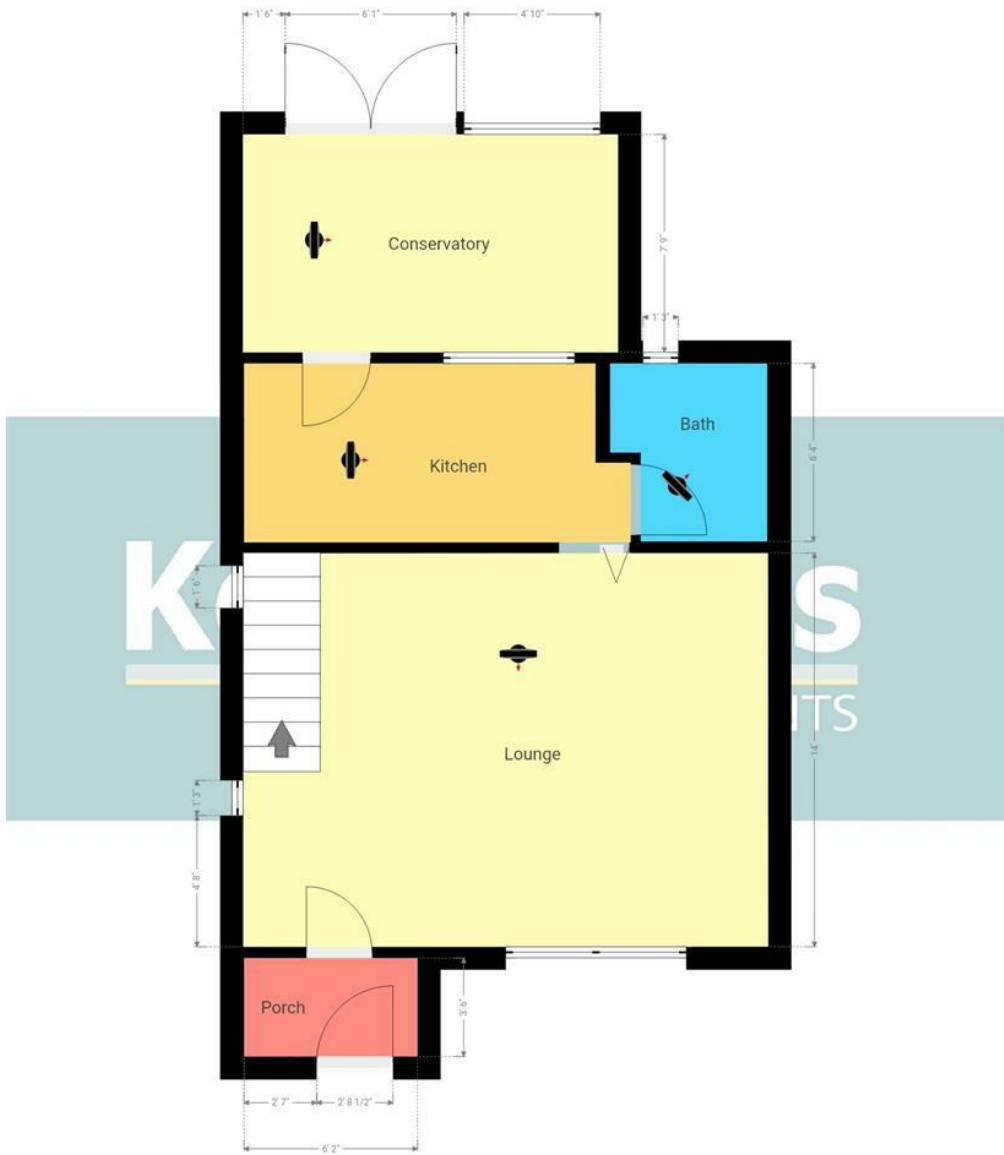


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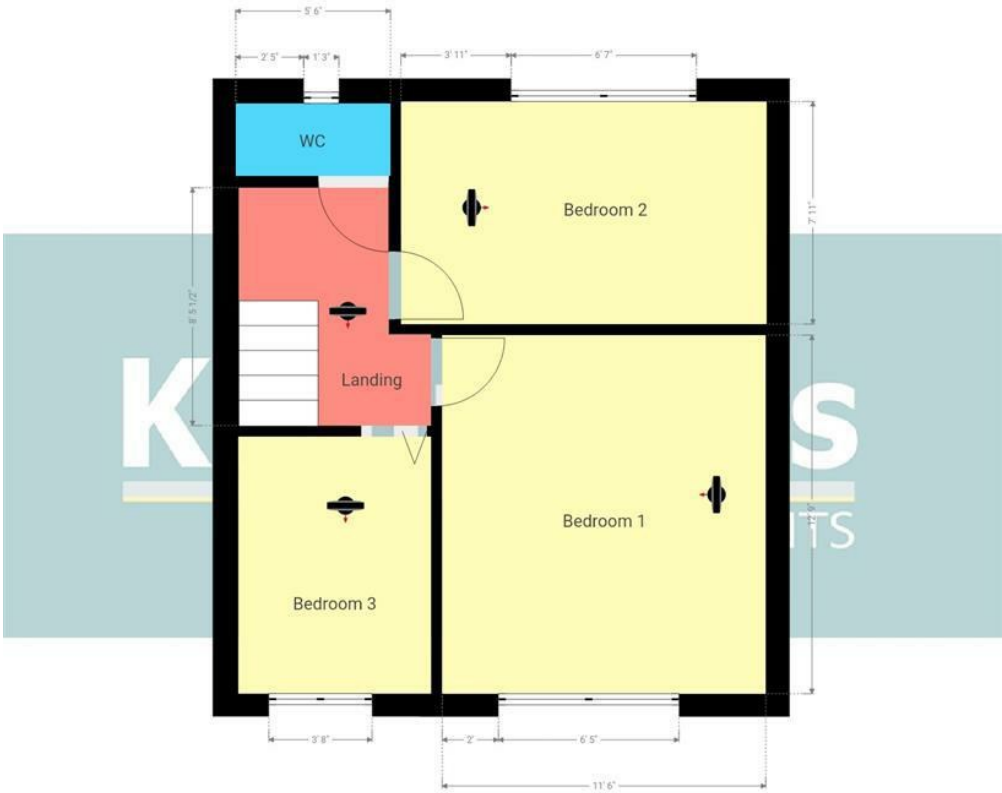


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(82 plus) <b>A</b>			(82 plus) <b>A</b>
(61-81) <b>B</b>			(61-81) <b>B</b>
(40-60) <b>C</b>			(40-60) <b>C</b>
(29-39) <b>D</b>			(29-39) <b>D</b>
(19-28) <b>E</b>			(19-28) <b>E</b>
(9-18) <b>F</b>			(9-18) <b>F</b>
(1-8) <b>G</b>			(1-8) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales