



Kempsters

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ESTATE AGENTS

82 Burns Place
Tilbury RM18 8JQ

2 1 2

Asking price
£305,000

This very well presented two bedroomed end of terrace house is situated in a popular cul-de-sac location within easy reach of town centre, local schools and train station. Features include a bright lounge, fitted kitchen, conservatory, sunny south facing garden with summer house and off road parking.



- Well Presented Throughout
- Conservatory
- Bright lounge
- Fitted Kitchen
- Stylish Shower Room
- Good Size Bedrooms
- Sunny South Facing Rear Garden Approx 45'
- Large Summer House With Bar
- Off Road Parking

ENTRANCE PORCH

Double glazed windows to front and sides, tiled floor.
Door to:

LOUNGE

13'2" x 14'10" x 12'10" (3.96m'0.61m x 4.27m'3.05m x 3.66m'3.05m)

Double glazed window to front, coved and textured ceiling, access to first floor, radiator, power points, laminate floor.

KITCHEN

12'9" x 10'3" (3.66m'2.74m x 3.05m'0.91m)

Double glazed window and half double glazed door lead to conservatory, coved and textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, electric cooker to remain, canopy hood with extractor above, space for fridge/freezer, washing machine and tumble dryer, partly tiled walls, radiator, power points, tiled floor.

CONSERVATORY

10'1" x 9'8" (3.05m'0.30m x 2.74m'2.44m)

Opaque double glazed windows to sides, double glazed French doors with side windows lead to rear garden, radiator, power points, tiled floor.

FIRST FLOOR LANDING

Coved and textured ceiling, access to loft (which we understand to be boarded with light and housing the gas central heating boiler) via loft ladder, power point, fitted carpet.

BEDROOM ONE

12'9" (into wardrobes) reducing to 9'6" x 10'1" (3.66m'2.74m (into wardrobes) reducing to 2.74m'1.8)

Double glazed square bay window to front, coved and textured ceiling, fitted double wardrobe with mirrored doors, further built-in wardrobe/cupboard, radiator, power points, fitted carpet.



BEDROOM TWO

12'9" x 6'9" (3.66m'2.74m x 1.83m'2.74m)

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

SHOWER ROOM

Opaque double glazed window to side, smooth plastered ceiling with inset spotlights, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, tiled floor.

REAR GARDEN

in excess of 45' (in excess of 13.72m')

Large patio area, raised decorative stone border, artificial lawn, outside power points, gate to side, large summer house with bar, power and light.

FRONT GARDEN

With concrete hard standing providing off road parking.

COUNCIL TAX

Band B

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