



Kempsters

Kempsters
ESTATE AGENTS

2 Kings Terrace Southend Road
Fobbing Stanford-Le-Hope SS17 9HB



Offers in the region
£320,000

This three bedroomed period property is situated on the Fobbing/Corringham borders and offers easy access to A13 road links. The property requires a fair degree of modernisation and is offered with no onward chain.



- No Onward Chain
- Modernisation Required
- Lounge/Diner 24'2 x 14'8
- Kitchen 10'4 x 7'5
- Lean To/Utility 10'2 x 6'
- Bedroom One 14'8 x 10'11
- Bedroom Two 9'7 x 7'8 (plus door recess)
- Bedroom Three 10'10 x 7'8
- Completely Overgrown Rear Garden Approx 85'
- Off Road Parking



ENTRANCE

Via canopy porch. Door to:

LOUNGE/DINER

24'2 (into bay) x 14'8 (7.37m (into bay) x 4.47m)

Double glazed bay window to front, coved and smooth plastered ceiling, two feature fireplaces, access to first floor, under stairs storage cupboard, radiator, power points, carpet.

UTILITY/LEAN TO

10'2 x 6' (3.10m x 1.83m)

Double glazed French doors with matching side windows lead to rear garden, range of base level fitted cupboards, vinyl flooring.

KITCHEN

10'4 x 7'5 (3.15m x 2.26m)

Smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single bowl sink unit, ample appliance spaces, partly tiled walls, power points, vinyl flooring.

INNER LOBBY

Double glazed door to side, leading to garden, textured ceiling, vinyl flooring.

BATHROOM

Opaque glazed window to rear, smooth plastered ceiling, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, radiator, part tiling to two walls, vinyl flooring.

FIRST FLOOR LANDING

Textured ceiling, access to loft space, fitted carpet.

BEDROOM ONE

14'8 x 10'11 (4.47m x 3.33m)

Two double glazed windows to front, textured ceiling, two fitted double wardrobes, radiator, power points, carpet.



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BEDROOM TWO

10'10 x 7'8 (3.30m x 2.34m)

Double glazed window to rear, textured ceiling, fitted airing cupboard housing gas central heating boiler, radiator, power points, carpet.

BEDROOM THREE

9'7 x 7'8 (plus door recess) (2.92m x 2.34m (plus door recess))

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

REAR GARDEN

in excess of 85' (in excess of 25.91m')

Completely overgrown and in need of attention, large storage shed.

FRONT GARDEN

Concrete hard standing providing off road parking.

COUNCIL TAX

Band C











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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(93-100) A			(82-100) A
(81-92) B			(61-81) B
(69-80) C			(52-60) C
(55-68) D			(38-51) D
(39-54) E			(22-37) E
(21-38) F			(9-21) F
(1-20) G			(1-8) G
All 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