



Kempsters

Kempsters
ESTATE AGENTS

35 Adelaide Road
Tilbury RM18 7BD

4 1 2

Asking price
£290,000

This outstanding four bedroomed house is situated within easy walking distance of local shops, schools and train station. The property has been maintained to a high standard throughout and has a really homely feel. Features include a lovely fitted kitchen with integrated appliances leading open plan to dining room and a bright lounge. On the first floor is a stylish bathroom and four bedrooms. The rear garden is approximately 27' and has a large summer house. The front garden is laid with decorative pebbles, providing off road parking for two/three vehicles.



- Outstanding Condition Throughout
- Lovely Fitted Kitchen With Integrated Appliances
- Bright Lounge
- Dining Room
- Four Bedrooms
- Stylish Bathroom
- Rear Garden Approx 27' With Large Summer House
- Off Road Parking For Two/Three Vehicles
- Easy Walking Distance To Shops, Schools And Train Station

ENTRANCE

Double glazed doors lead to:

KITCHEN/RECEPTION AREA

23'6 x 11'4 (7.01m'1.83m x 3.35m'1.22m)

Double glazed window to rear, coved and smooth plastered ceiling with inset spotlights, access to first floor, extensive range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, microwave, hob, washing machine and fridge/freezer, concealed gas central heating boiler, large fitted storage cupboard, fitted meter cupboard, radiator, power points, laminate floor. Open plan to:

DINING ROOM

10'4 x 9'6 (3.05m'1.22m x 2.74m'1.83m)

Double glazed French doors with matching side windows lead to rear garden, coved and textured ceiling, radiator, power points, laminate floor.

LOUNGE

13'5 x 12'4 (3.96m'1.52m x 3.66m'1.22m)

Double glazed windows to front, textured ceiling, radiator, power points, laminate floor.

FIRST FLOOR LANDING

Coved and smooth plastered ceiling with inset spotlights, fitted bench seat with storage beneath, fitted carpet.

BEDROOM ONE

12'4 x 11' (3.66m'1.22m x 3.35m')

Double glazed windows to front, coved and smooth plastered ceiling, built-in storage cupboard, radiator, power points, fitted carpet.

BEDROOM TWO

11'5 x 8'3 (3.35m'1.52m x 2.44m'0.91m)

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



BEDROOM THREE

8'8 x 7'3 (2.44m'2.44m x 2.13m'0.91m)

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

BEDROOM FOUR

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

BATHROOM

Opaque double glazed window to front, large built-in storage cupboard, suite comprising bath with mixer

tap and shower attachment, shower screen, vanity unit with inset wash hand basin and low flush toilet, partly tiled walls, radiator, laminate floor.

REAR GARDEN

in excess of 27' (in excess of 8.23m')

With brick paved and concrete areas, large summer house/storage shed, rear access.

FRONT GARDEN

Laid with decorative pebbles and providing off road parking for two/three vehicles.

COUNCIL TAX

Kempsters
ESTATE AGENTS



Band A













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 interpretation for illustrative purposes only. These plans are the property of Kempsters Estate Agents Ltd and must not be reproduced in any form without our permission.



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 interpretation for illustrative purposes only. These plans are the property of Kempsters Estate Agents Ltd and must not be reproduced in any form without our permission.

Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy. Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

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

