



\* £350,000- £375,000 \* POTENTIAL FOR FOUR BEDROOMS \* CURRENTLY THREE BEDROOMS, TWO RECEPTION ROOMS \* A double fronted family home that offers spacious accommodation throughout, boasting a generously sized lounge diner, a huge conservatory and an additional reception room that could be converted to a good size downstairs bedroom. The property has three excellent size bedrooms upstairs with the master having the advantages of fitted wardrobes. Located in a popular residential area, this house is walking distance to the High Street, King Georges Playing Fields and Tilbury Town Station that serves London Fenchurch Street.

- End of terrace family home
- Lounge diner plus an additional large conservatory
- Fully fitted kitchen
- Master bedroom with fitted wardrobes
- Within easy reach of Tilbury Town Station servicing the Fenchurch Street Line
- Three bedrooms and two reception rooms with potential of fourth bedroom
- Well maintained rear garden with side access to front
- Potential for driveway STP
- Close to local amenities including King Georges Playing Fields
- Motivated sellers that have found a property

## Newton Road

Tilbury

**£350,000**

Price Guide





# Newton Road



## Frontage

Front garden area, side access leading to the rear garden, access to:

## Hallway

12'4" x 3'7"

Smooth coved ceiling, carpeted stairs to the first floor, radiator with a radiator cover, tiled floor, door to the lounge, door to:

## Reception Room/Potential Bedroom Four

8'6" x 8'4"

Coved ceiling with a double glazed window to the front, dado rail, radiator, tiled floor, opening to:

## Kitchen

12'5" x 7'1"

Coved ceiling, kitchen comprising of; wall and base level units with a roll edge laminate worktop, 1.5 stainless steel sink and drainer with a mixer tap, space for a fridge, space for a washing machine, integrated freezer, integrated oven with a four ring electric hob and an extractor fan above, tiled splashbacks, double glazed window to the rear overlooking the garden, understairs storage cupboard, UPVC double glazed door to the side leading out to the garden, tiled floor, door to:

## Lounge/Diner

19'4" x 10'11"

Smooth coved ceiling, double glazed bay windows to the front, feature fireplace with a wooden surround and an electric fire, dado rail, radiator, laminate flooring, double glazed French doors to the rear leading to:

## Conservatory

13'1" x 13'0"

Double glazed windows to the sides and rear with double glazed French doors to the rear leading out to the garden, laminate flooring.

## First Floor Landing

Smooth coved ceiling, loft hatch, airing cupboard, double glazed window to the side, carpet, doors to all rooms.

## Bedroom One

11'11" x 10'11"

Smooth ceiling, double glazed windows to the front, fully fitted floor to ceiling wardrobes, radiator, carpet.

## Bedroom Two

12'5" x 8'6"

Smooth ceiling, double glazed window to the front, radiator, carpet.

## Bedroom Three

11'0" x 7'2"

Smooth ceiling, double glazed window to the rear overlooking the garden, radiator, laminate flooring.

## Bathroom

8'9" x 4'5"

Coved ceiling with inset spotlights, double glazed windows to the rear, panelled bath with a shower over, pedestal wash basin, low level w/c, fully tiled walls, lino flooring, radiator.

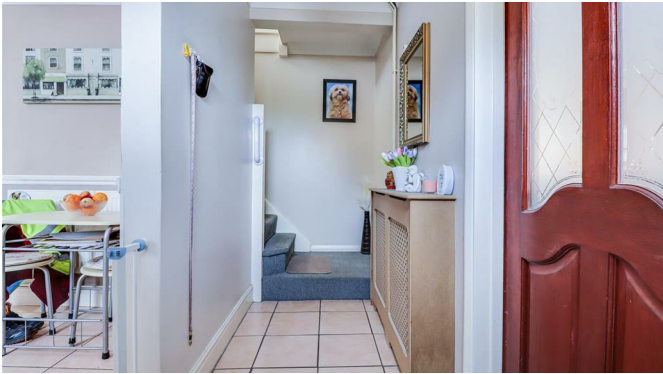
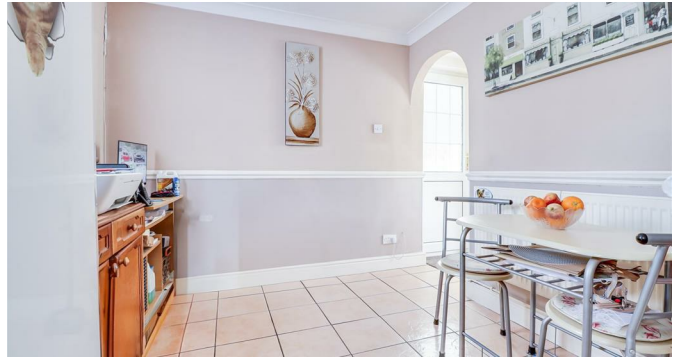
## Rear Garden

Commences with a patio area with the remainder laid to lawn and flower and shrub borders, Wendy house and a garden shed to the rear, outside tap, outside lighting, side access back to the front garden.

## Agents Notes

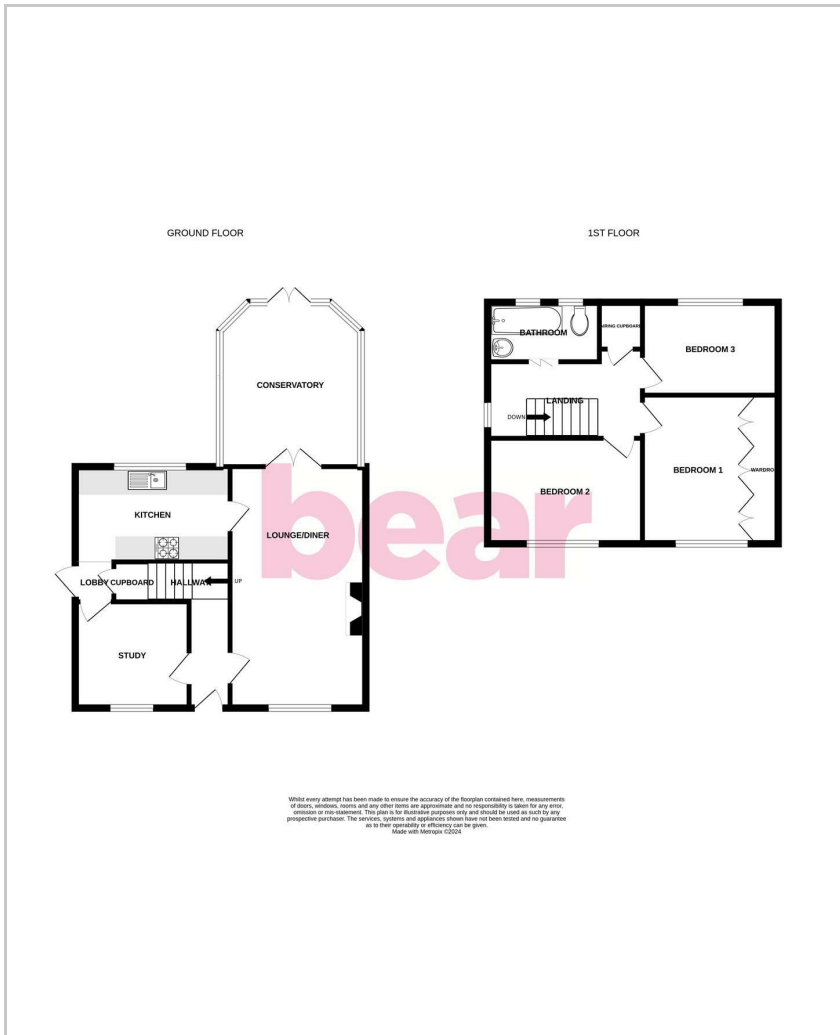
There has been newly installed double glazing, the combination boiler is only 3 years old, the frontage allows you to create parking for one to two vehicles S.T.P







# Floor Plan



# Area Map



# Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	