



Shearwater Avenue, East Tilbury, Tilbury RM18 8DQ

welcome to

Shearwater Avenue, East Tilbury, Tilbury

Attention both investors and owner occupiers, this well presented three bedroom family sized home is currently rented and receiving an income of £18,000 pa, or could offer vacant possession for early 2025 if required. Located a 10 minute stroll of the C2C train station, viewings are recommended.



Entrance Door

Entrange Hallway

Cloakroom/wc

Lounge

11' 10" x 12' 10" (3.61m x 3.91m)

Kitchen

9' 5" x 18' 2" (2.87m x 5.54m)

Utility Room

5' 9" x 5' 10" (1.75m x 1.78m)

First Floor Landing

Bedroom One

12' x 10' 8" (3.66m x 3.25m)

Bedroom Two

9' 7" x 9' 7" (2.92m x 2.92m)

Bedroom Three

8' 3" x 9' 6" (2.51m x 2.90m)

Bathroom/wc

Rear Garden



view this property online williamhbrown.co.uk/Property/GRA104071



welcome to

Shearwater Avenue, East Tilbury Tilbury

- CHAIN FREE
- MODERN THREE BEDROOM FAMILY HOME
- SPACIOUS LOUNGE
- MODERN KITCHEN/DINER
- CLOAKROOM/WC

Tenure: Freehold EPC Rating: B

offers over

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GRA104071



Property Ref:
GRA104071 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**
Incorporating
**Porter
Glenny**



01375 374444



grays@williamhbrown.co.uk



1 Orsett Road, GRAYS, Essex, RM17 5DA



williamhbrown.co.uk