



## Roman, East Tilbury

Guide Price £300,000



- A fantastic size three bedroom family home
- Lovely size lounge/diner
- Conservatory/utility room
- Three nice size bedrooms
- Good size rear garden
- Allocated parking
- Garage to rear
- Excellent location for East Tilbury train station and local amenities



**Colubrid Estate Agents are pleased to present to the market this great size three bedroom family home located in an excellent position for local amenities and East Tilbury train station. Accommodation boasts an entrance porch, hallway, lovely size lounge/diner, kitchen and conservatory/utility room. The first floor holds three bedrooms and a family bathroom. Externally the property has a nice size rear garden, garage and allocated parking. Guide Price- £300,000-£325,000**

Enter the property via porch to front aspect.

Access is given to lounge/diner. Stairs to first floor landing.

Lounge/diner 23'8 x 12'9 double glazed window to front. French double glazed doors to rear. Wooden style flooring.

Kitchen 9'9x 7'7 gives access into conservatory/utility room. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for Range style cooker. Stainless steel extractor hood. Wooden style flooring.

Conservatory/utility/room 7'5 x 7'4 overlooks and opens onto rear garden. Double glazed windows. External door. Space for appliances.

First floor landing is home to three well proportioned bedrooms and family bathroom. Loft access.

Bedroom one 12'9 x 9'8 overlooks the front aspect. Double glazed window.

Bedroom two 10'7 x 9'8 enjoys views over rear garden. Double glazed window.

Bedroom three 10'0 x 6'6 double glazed window to front. Storage cupboard.

Bathroom comprises white panel bath, wash hand basin and low level wc. Tiling to walls. Obscure double glazed window.

Rear garden commences with decked seating, outside water tap, rear access gate. Remaining garden is lawned.

Garage has up and over door. Security lighting.

Communal parking

Allocated parking to rear.

Council Tax Band: C

Local Authority: Thurrock

Newly fitted double glazing with 10 year warranty

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

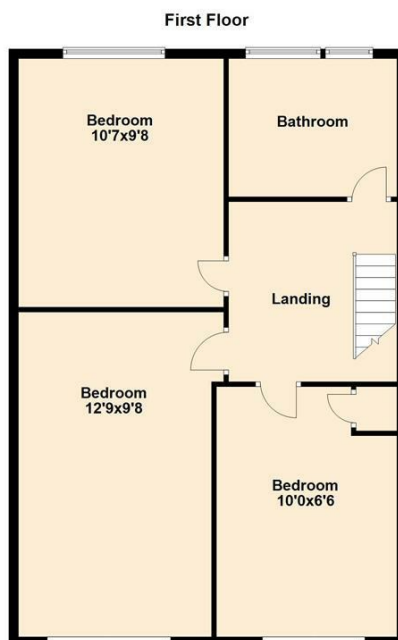
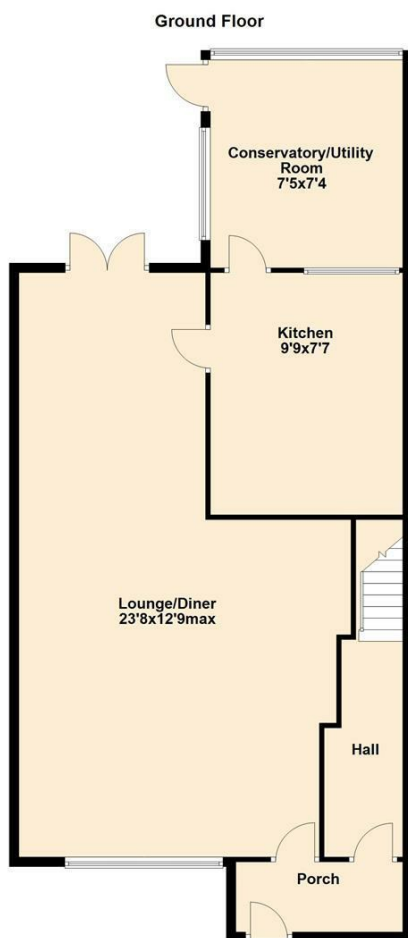


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# Local Life

East Tilbury is a delightful village on the outskirts of Essex Countryside. Within Easy access to A13/A127 road links. The village also has its very own railway station with direct links Fenchurch Street. Plenty of local amenities nearby.

Enjoy walks along the charming Thames Estuary and marvel at the historic Coalhouse Fort. East Tilbury is a perfect place for the growing family.





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