



## Gabion Avenue, Purfleet

Guide Price £300,000



- No onward chain
- Good size two bedroom terraced house
- Lovely size lounge
- Modern kitchen/diner
- Two great size bedrooms
- Family bathroom
- Good size rear garden
- Parking facilities to the front
- Excellent location for M25 and A13 access



**Colubrid Estate Agents are pleased to present to the market this two bedroom terraced house benefitting from being sold with no onward chain. Accommodation boasts an entrance hallway, lovely size lounge, modern kitchen/diner, family bathroom and two good size double bedrooms. Externally the property has a good size rear garden and parking facilities to the front. This property holds an excellent location for A13 and M25 access. Guide Price £300,000-£350,000**

Enter the property via door to front aspect.

Lounge 16'3 x 11'6 double glazed window to front. Stairs lead to first floor landing.

Kitchen/diner 11'6 x 10'8 max. Double glazed window to rear. External door to garden. Wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer. Hob, encased oven and built in microwave. Storage cupboard.

First floor landing is home to two bedrooms and family bathroom.

Bedroom one 11'6 x 11'2 max. Double glazed window to front. Storage cupboard.

Bedroom two 11'6 x 10'8 max. Double glazed window to rear.

Bathroom comprises panel bath fitted with shower and glass splash screen door. Wash hand basin and low level wc. Part tiled walls.

Lawned rear garden.

Council Tax Band: C

Local Authority: Thurrock

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.



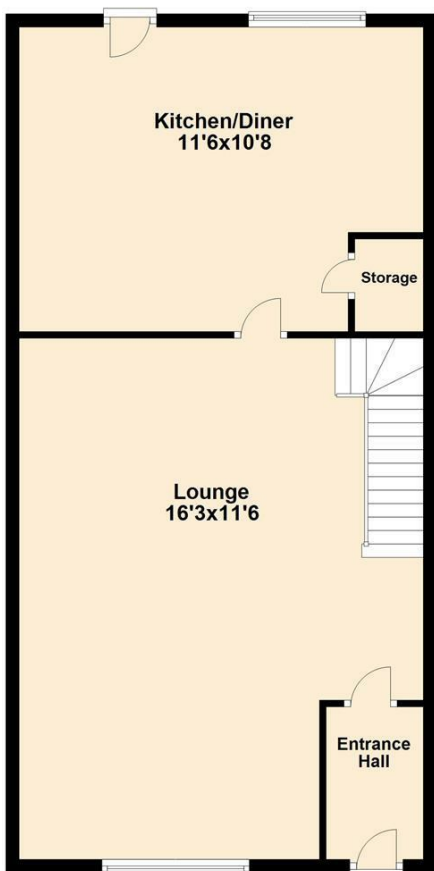
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# Local Life

Purfleet-on-Thames is a town in the Thurrock. It is bordered by the A13 road to the north and the River Thames to the south and is within the eastern most part of the M25 motorway but just outside the Greater London boundary. Purfleet's balance of urban and rural living coupled with its great amenities make it a desirable location. Located close to Lakeside Shopping Centre



Ground Floor



First Floor

