



## Pepys Close, Tilbury

Offers Over £375,000



- No onward chain
- A fantastic size three bedroom detached family home
- Lovely size lounge and conservatory
- Dining room and additional reception room which could be used as a play room or study
- Large kitchen
- Ground floor wc and first floor bathroom
- Storage room
- Three nice size bedrooms
- Gated driveway parking
- Rear garden



**VIEW AND BUY THIS PROPERTY THROUGH COLUBRID ESTATE AGENTS AND GET £300 CASH BACK - Colubrid Estate Agents are thrilled to welcome to the market this fantastic size three bedroom detached family home boasting excellent size living space throughout with the added benefit of no onward chain. Accommodation boasts an entrance hallway, ground floor wc, lovely size lounge, dining room, additional reception room which could be a play room or study, kitchen, conservatory and a storage room. The first floor holds three good size bedrooms and a family bathroom. Externally the property has gated driveway parking for multiple vehicles and a nice size rear garden.**

Enter the property via door to side aspect. Entrance hall commences with stairs leading to first floor accommodation. Access is given to ground floor cloakroom/wc.

Kitchen 17'6 x 9'2 double glazed window. Range of wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer. Space for appliances including space for freestanding cooker and American style fridge/freezer.

Open plan reception room 18'2 max x 7'8

Conservatory 14'6 x 8'3 overlooks and gives access to rear garden via French double glazed doors. Access is given to large storage room. Lounge/diner 18'9 max x 16'1 max. Double glazed window to front. Feature fireplace. Obscure double glazed window. Coved ceiling.

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

Bedroom one 14'4 x 9'5 double glazed window to front.

Bedroom two 13'10 x 9'8 double glazed window to rear.

Bedroom three 10'0 x 8'8 double glazed window to front.

Bathroom comprises white panel bath fitted with shower. Wash hand basin and low level wc. Tiling to walls. Obscure double glazed window.

Externally the property has a good size predominately lawned rear garden and patio seating area. Gated driveway parking.

Council Tax Band: D

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

Tilbury is a port town in the borough of Thurrock, Essex. The present town was established as separate settlement in the late 19th century, on land that was mainly part of Chadwell St Mary. It contains a 16th century fort and an ancient cross-river ferry. Tilbury is part of the Port of London with a major deep-water port which contributes to the local economy. Situated 24 miles east of central London and 23 miles southwest of Southend-on-Sea, it is also the southernmost point in Essex. Accessible to A13/M25 road links.



