



## Tyne, East Tilbury

Guide Price £325,000



- A fantastic size and extended three bedroom family home
- Large extended kitchen/diner
- Lovely size lounge
- Modern ground floor shower room and modern first floor bathroom
- Three good size bedrooms
- Nice size front and rear gardens
- Great location for East Tilbury train station
- Close proximity to local amenities



**\*GUIDE PRICE - £325,000-£375,000\***

**Colubrid Estate Agents are thrilled to present to the market this extended and fantastic size three bedroom family home offering excellent living space throughout. Accommodation boasts an entrance porch, lovely size lounge, large extended kitchen/diner, modern ground floor shower room, modern first floor bathroom and three bedrooms. Externally the property has both front and rear gardens. This property is ideally located for East Tilbury train station and local amenities.**

Enter the property via porch to front aspect. Storage cupboard.

Lounge 16'1 x 14'2 also overlooks the front. Bay double glazed window. Feature fireplace. Coved ceiling. Wooden style flooring.

Stairs to first floor accommodation. Storage cupboard.

Kitchen/diner 18'7 x 14'9 gives access to rear garden. Eternal door, double glazed windows. Range of wall and base mounted units with matching storage drawers, built in wine rack and glass display cabinets. Worksurfaces housing sink drainer. Space for appliances including space for freestanding cooker. Coved ceiling.

Ground floor shower room comprises, shower, wash hand basin and low level wc. Tiling to walls. Heated towel rail.

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

Bedroom one 12'8 x 9'7 double glazed window to front.

Bedroom two 11'0 x 10'0 max double glazed window to rear.

Bedroom three 10'3 x 6'2 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. Heated towel rail.

Externally the property has a low maintenance rear garden. Paved. Rear access gate. Shed to remain.

Parking facilities to rear.

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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#### THE SMALL PRINT:

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



