



## Solway, East Tilbury

Guide Price £325,000



- A well presented and fantastic size three bedroom family home
- Lovely size lounge and dining room
- Modern kitchen
- Stunning bathroom
- Three nice size bedrooms
- Backing onto fields with glorious views
- Nice size rear garden
- Driveway parking
- Garage
- Great location for train station and local amenities



**Colubrid Estate Agents are thrilled to welcome to the market this well presented and great size three bedroom family home which benefits from backing onto fields with glorious views.**

**Accommodation boasts an entrance hallway lovely size lounge, dining room, modern kitchen, stunning bathroom and three nice size bedrooms. Externally the property has a nice size rear garden, driveway parking and a garage. This property is ideally located for East Tilbury train station and local amenities.**

**Guide Price £325,000-£350,000**

Enter the property via porch to front aspect.

Dining room 12'1 x 10'2 overlooks the front aspect. Double glazed window. Wooden style flooring.

Open plan lounge 16'2 x 10'9 gives access to rear garden via French double glazed doors. Stairs lead to first floor accommodation.

Continuation of wooden flooring Smooth ceiling with spotlighting.

Open plan kitchen 10'6 x 6'8 also gives access to rear garden. Range of wall and base mounted units with matching storage drawers. Complimentary work surfaces housing sink drainer. Space for appliances including space for freestanding cooker.

First floor landing is home to three bedrooms and family bathroom. Access to loft.

Bedroom one 12'9 x 10'8 max. Double glazed window to front. Tall wardrobes to remain.

Bedroom two 10'7 x 10'6 double glazed window to rear.

Bedroom three 9'7 max x 8'2 double glazed window to front.

Bathroom comprises white panel bath fitted with shower and glass splash screen door. Vanity wash hand basin and close coupled WC. LED vanity mirror to remain. Tiling to walls. Tiled flooring.

Externally the property has a nice size low maintenance rear garden. Paved. Side access gate, outside water tap.

Driveway parking to front. Garage has power and light connected.

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.



**Colubrid.co.uk**

# 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.



Ground Floor



First Floor



