



Cole Avenue, Chadwell St. Mary

£325,000



- A beautifully presented and lovely size two bedroom terraced house
- Located in a small turning with a select few houses
- Lovely size lounge
- Modern kitchen/diner
- Beautiful family bathroom
- Two good size bedrooms
- Wonderful size rear garden
- Two allocated parking spaces



Colubrid Estate Agents are thrilled to welcome to the market this beautifully presented and lovely size two bedroom terraced house situated in a small turning with a wonderful rear garden.

Accommodation boasts an entrance hallway, lovely size lounge, modern kitchen/diner, stunning family bathroom and two good size bedrooms. Externally the property holds a wonderful size rear garden and parking for two vehicles.

Entrance hall commences with stairs leading to first floor accommodation.

Lounge 14'6 x 12'9 max. Double glazed window to front. Storage cupboard. Wooden style flooring.

Kitchen/diner 12'8 x 9'1 double glazed window. French double glazed doors open onto rear garden. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Gas hob, oven and extractor hood to remain. Space for other appliances. Tiling to splash backs. Tiled flooring.

First floor landing is home to two well proportioned bedrooms and family bathroom. Access to part boarded loft.

Main bedroom 12'4 max x 10'7 double glazed window to front. Storage cupboard plus fitted wardrobes.

Bedroom two 11'2 x 7'8 double glazed window to rear.

Bathroom comprises shaped bath fitted with shower and glass splash screen door. Vanity wash hand basin and low level WC. Tiling to walls. Tiled flooring.

Externally the property has a delightful rear garden. Commencing with decked seating area, outside water tap. Further patio seating area and access gate to rear.

Two allocated parking spaces.

Further details:

New front door fitted approximately 2017

New Combination Baxi boiler fitted approximately 2018

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.

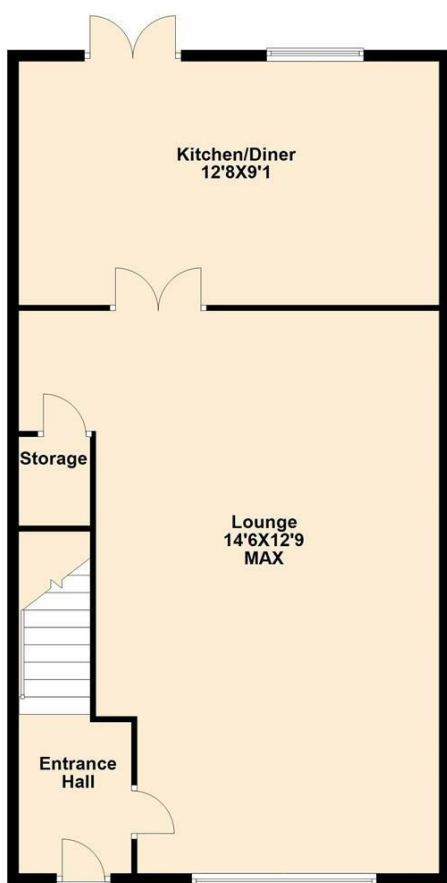


Local Life

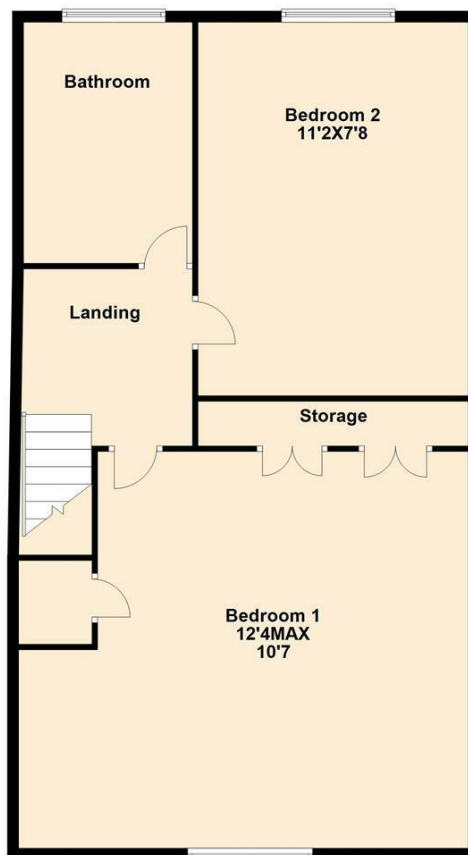
Chadwell St Mary is an area of the unitary authority of Thurrock in Essex. It is one of the traditional (Church of England) parishes in Thurrock and a former civil parish. Grays is 2 miles to the west and 1 mile to the south is Tilbury. The area is sometimes referred to simply as Chadwell, particularly before the 19th century.

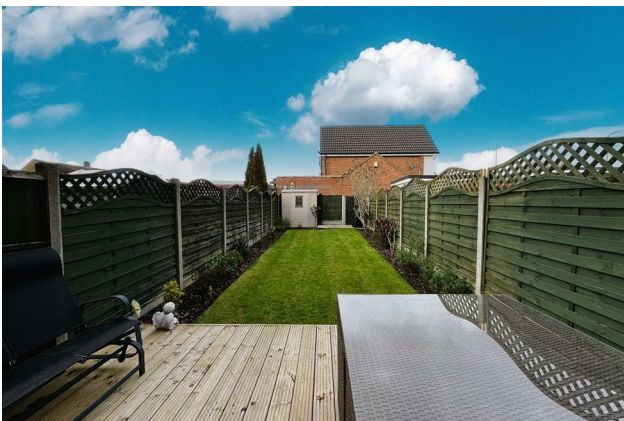


Ground Floor



First Floor





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