

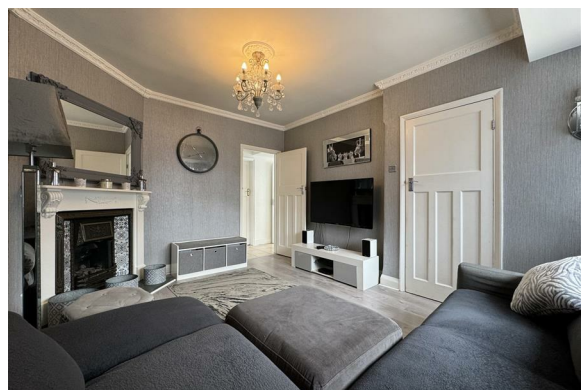


## Gloucester Avenue, East Tilbury

Guide Price £325,000



- A well presented and fantastic size two bedroom semi detached house
- Lovely size lounge
- Large conservatory
- Good size kitchen
- Modern shower room
- Two good size double bedrooms
- Wonderful size rear garden
- Driveway parking
- Close proximity of local amenities
- Close proximity to East Tilbury train station



Nestled in the charming Gloucester Avenue of East Tilbury, this semi-detached house is a true gem waiting to be discovered. Boasting two reception rooms and two bedrooms, this property offers ample space for comfortable living.

As you step inside, you are greeted by a well-presented interior that exudes warmth and comfort. The ground floor features a spacious entrance hallway, a delightful lounge, a large conservatory that floods the space with natural light, a well-appointed kitchen, and a convenient shower room.

Venturing upstairs, you will find two generously sized double bedrooms that offer a peaceful retreat at the end of the day. The layout of this house is thoughtfully designed to cater to your every need.

Outside, a wonderful rear garden provides the perfect setting for outdoor gatherings or simply unwinding amidst nature. With driveway parking, convenience is at your doorstep.

Situated in close proximity to local amenities and East Tilbury train station, this property offers both tranquility and accessibility. Don't miss the opportunity to make this house your home and experience the best of East Tilbury living.

**GUIDE PRICE - £325,000 - £350,000**

Entrance hall commences with stairs leading to first floor accommodation.

Lounge 13'9 x 10'9 double glazed window to front. Feature "Adams" style fireplace. Wooden style flooring. Coved ceiling.

Inner hallway gives access to remaining rooms. Storage cupboard.

Kitchen 10'8 x 7'6 double glazed window to rear. Range of wall and base mounted units with matching storage drawers and built in wine rack. Worksurfaces with matching upstands, housing Butler sink. Space for other appliances including space for Range style cooker. Extractor hood. Tiled flooring.

Wet Room comprises, walk in shower, vanity wash hand basin and low level WC. Tiling to walls. Obscure double glazed window.

Conservatory 16'3 x 8'8 French double glazed doors open onto rear garden. Double glazed windows. Wooden style flooring.

First floor landing is home to two double bedroom. Part boarded loft with ladder to remain.

Bedroom one 13'1 x 10'9 double glazed window to rear. Fitted wardrobes.

Bedroom two 11'3 x 11'0 double glazed window to front. Storage cupboard.

Rear garden commences with patio seating area. Further seating to rear. Remaining garden is lawned. Side access gate. Two sheds with power and light connected.  
Driveway parking.

Further Details:

"Ideal" Combination Boiler

Council Tax Band: B

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.





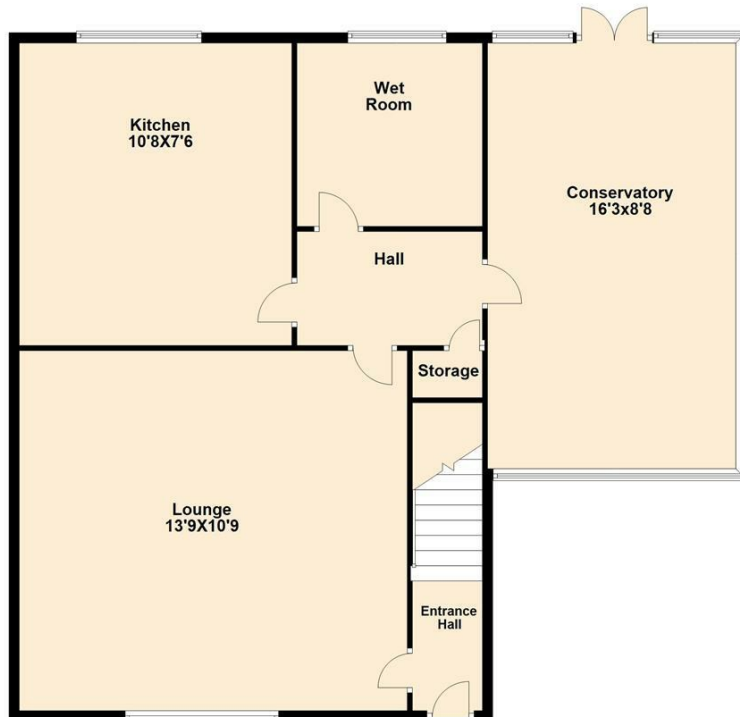
# Local Life

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

