

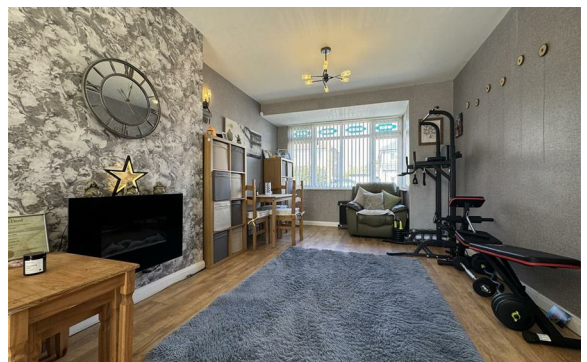


Gloucester Avenue, East Tilbury

Guide Price £325,000



- A fantastic size two bedroom semi detached house
- Huge potential for extension stpc
- Planning permission previously granted for a double storey side extension
- Lovely size lounge/diner
- Kitchen
- Two good size double bedrooms
- Modern family bathroom
- Wonderful size rear garden
- Driveway parking
- Close proximity to local amenities and East Tilbury train station



GUIDE PRICE £325,000-£350,000.

Nestled in the charming Gloucester Avenue of East Tilbury, this semi-detached house is a gem waiting to be discovered. Boasting a spacious layout this property offers a comfortable and inviting living space.

One of the standout features of this home is the immense potential it holds for expansion. With planning permission previously secured for a double-storey side extension, the possibilities are endless for creating your dream home.

Upon entering, you are greeted by an inviting hallway that leads to a lovely lounge/diner, perfect for relaxing or entertaining guests. The kitchen is well-equipped, offering a functional space for culinary adventures.

The two double bedrooms provide ample space for rest and relaxation, while the modern bathroom adds a touch of luxury to everyday living. Outside, a wonderful rear garden awaits, providing a peaceful retreat for outdoor activities or simply enjoying the fresh air. Additionally, the driveway parking ensures convenience for residents and guests alike.

Conveniently located near local amenities and East Tilbury train station, this property offers both comfort and accessibility. Don't miss the opportunity to make this house your home and unlock its full potential.

Impressive entrance hall commences with stairs leading to first floor accommodation. Storage cupboard.
Kitchen 8'4 x 7'6 double glazed window to rear. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Hob and oven to remain. Space for other appliances. Tiling to splash backs. Storage cupboard.
Lounge/diner 24'8 x 10'9 Boxed bay double glazed window to front. French double glazed doors to rear. Wooden style flooring.

First floor landing is home to two double bedrooms and family bathroom. Storage cupboard. Part boarded loft with ladder.
Bedroom one 14'7 x 9'5 double glazed window to front. Storage cupboard.
Bedroom two 11'9 x 10'9 max. Double glazed window to rear.
Bathroom comprises white panel shaped bath fitted with shower and glass splash screen door. Wash hand basin and low level WC.
Tiling to walls. Obscure double glazed window.

Lovely size rear garden commences with artificial lawned/seating area. Side access gate, power points and outside water tap.
Remaining garden is lawned. Shed 12'0 x 8'4 to remain.
Driveway parking to front.

Further Details:
Council Tax Band: B
Local Authority: Thurrock
Valliant Combination boiler

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.



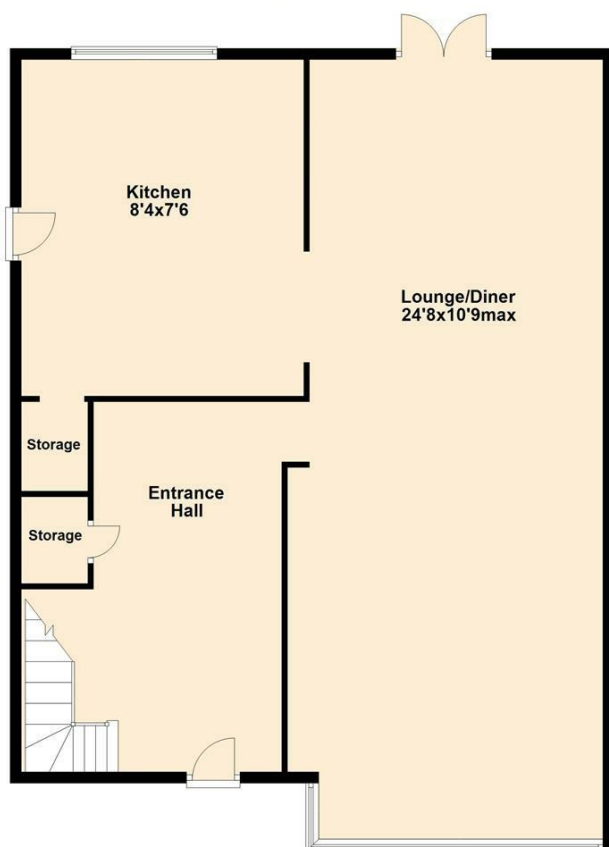
Local Life

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

