



Arun, East Tilbury

Guide Price £300,000



- A well presented and fantastic size three bedroom family home
- Lovely size lounge
- Nice size kitchen
- Dining room
- Family bathroom
- Three good size bedrooms
- Nice size rear garden
- Parking facilities and garage
- Solar panels
- Close proximity to train station and local amenities



GUIDE PRICE £300,000 - £330,000.

Nestled in the charming area of Arun, East Tilbury, this terraced house is a gem waiting to be discovered. Boasting a spacious layout this property is perfect for a growing family.

As you step inside, you are greeted by a lovely lounge, dining room, and kitchen - ideal for entertaining guests or simply relaxing with your loved ones. The first floor is home to three well-proportioned bedrooms, offering comfort and privacy for all family members.

Outside, a nice size rear garden provides a tranquil space for outdoor activities or enjoying a cup of tea in the fresh air. With parking facilities and a garage, convenience is at your doorstep.

The property benefits from solar panels making this property energy efficient.

Conveniently located near the train station and local amenities, this property offers the perfect blend of comfort and accessibility. Don't miss the opportunity to make this fantastic family home your own in the heart of East Tilbury.

Enter the property via door to front.

Open plan entrance hall commences with stairs leading to first floor landing.

Family sized lounge 16'1 x 14'5 Boxed bow double glazed window to front. Storage cupboard. Wooden style flooring.

Dining room 9'3 x 8'1 gives access to garden via patio sliding doors. Wooden style flooring.

Kitchen 8'5 x 7'7 double glazed window to rear. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker. Extractor fan to remain. Continuation of wooden style flooring.

First floor landing is home to three bedrooms and family bathroom. Loft access with ladder to remain.

Bedroom one 13'0 x 9'4 double glazed window to front. Fitted wardrobes

Bedroom two 11'0 x 9'8 double glazed window to rear.

Bedroom three 10'3 x 6'5 double glazed window to front.

Bathroom comprises corner bath fitted with shower. Vanity wash hand basin and low level WC. Tiling to walls. Tiled flooring. Obscure double glazed window.

Externally the property has a good size low maintenance rear garden. Commencing with decked seating area, outside water tap and rear access gate. Remaining garden is paved. Shed to remain.

Garage is located within a block. Up and over door.

Further Details:

Solar Panels generating income owned by property.

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.

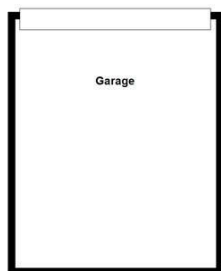
Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



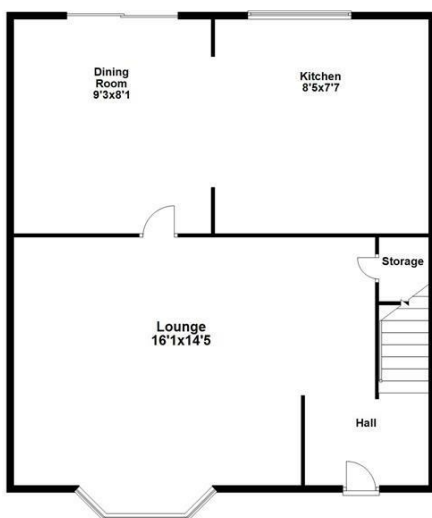
Local Life

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

