

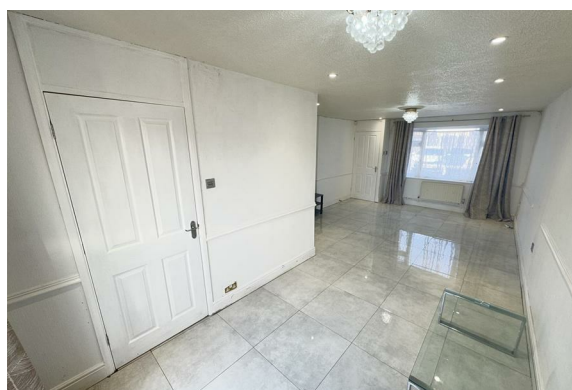


Roman, East Tilbury

£1,550 Per Calendar
Month



- A fantastic size three bedroom family home
- Lovely size lounge/diner
- Conservatory/utility room
- Three nice size bedrooms
- Good size rear garden
- Allocated parking
- Excellent location for East Tilbury train station and local amenities
- Available Now



Colubrid Lettings Agents are pleased to offer this great size three bedroom family home located in an excellent position for local amenities and East Tilbury train station. Accommodation boasts an entrance porch, hallway, lovely size lounge/diner, kitchen and conservatory/utility room. The first floor holds three bedrooms and a family bathroom. Externally the property has a nice size rear garden and allocated parking.

Enter the property via porch to front aspect.

Access is given to lounge/diner. Stairs to first floor landing.

Lounge/diner 23'8 x 12'9 double glazed window to front. French double glazed doors to rear. Wooden style flooring.

Kitchen 9'9 x 7'7 gives access into conservatory/utility room. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for Range style cooker. Stainless steel extractor hood. Wooden style flooring.

Conservatory/utility/room 7'5 x 7'4 overlooks and opens onto rear garden. Double glazed windows. External door. Space for appliances.

First floor landing is home to three well proportioned bedrooms and family bathroom. Loft access.

Bedroom one 12'9 x 9'8 overlooks the front aspect. Double glazed window.

Bedroom two 10'7 x 9'8 enjoys views over rear garden. Double glazed window.

Bedroom three 10'0 x 6'6 double glazed window to front. Storage cupboard.

Bathroom comprises white panel bath, wash hand basin and low level wc. Tiling to walls. Obscure double glazed window.

Rear garden commences with decked seating, outside water tap, rear access gate. Remaining garden is lawned.

Security lighting.

Communal parking

Allocated parking to rear.

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.

TENANCY FEES

1 Weeks Holding Deposit

OTHER FEES

Complete cost of any lock or fee replacement plus £15 per hour administration charge.

Change of contract or tenancy variation £50

Interest of 3% above base rate of rent payments overdue.

TENANT PROTECTION

Colubrid is proud to be a partner agent of Property Stop, a leading lettings and management agent in Essex. Client Money Protection (CMP) is provided by Property Stop via Client Money Protect and ensures they are complying to the strictest codes of practice surrounding holding clients' money.

Colubrid is a member of The Property Ombudsman Redress Scheme and subject to its codes of practice and redress scheme.



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.

