



Gabion Avenue, Purfleet

Guide Price £280,000



- Well presented family home
- Found in popular residential area
- Easy access to the A13 and M25
- Entrance hall, lounge, kitchen/diner, two double bedrooms and family bathroom
- Rear garden
- Parking facilities to the front



GUIDE PRICE £280,000 - £310,000

Nestled in the desirable residential area of Gabion Avenue, Purfleet, this charming terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. Upon entering, you are welcomed by a spacious entrance hallway that leads to a lovely-sized lounge, perfect for relaxation or entertaining guests. The modern kitchen/diner is a highlight of the property, offering a stylish space for family meals and gatherings.

The accommodation features two generously sized double bedrooms, providing ample space for rest and personalisation. The family bathroom is well-appointed, catering to the needs of a busy household.

Externally, the property boasts a good-sized rear garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, parking is available, adding to the convenience of this lovely home.

One of the standout features of this property is its excellent location, with easy access to the A13 and M25, making commuting a breeze. This combination of comfort, space, and accessibility makes it a highly sought-after residence in the area. Whether you are looking to settle down or invest, this property is certainly worth considering.

Enter the property via door to front aspect.

Lounge 16'3 x 11'6 double glazed window to front. Stairs lead to first floor landing.

Kitchen/diner 11'6 x 10'8 max. Double glazed window to rear. External door to garden. Wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer. Hob, encased oven and built in microwave. Storage cupboard.

First floor landing is home to two bedrooms and family bathroom.

Bedroom one 11'6 x 11'2 max. Double glazed window to front. Storage cupboard.

Bedroom two 11'6 x 10'8 max. Double glazed window to rear.

Bathroom comprises panel bath fitted with shower and glass splash screen door. Wash hand basin and low level wc. Part tiled walls.

Lawned rear garden.

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 endeavor 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.



THE SMALL PRINT:

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

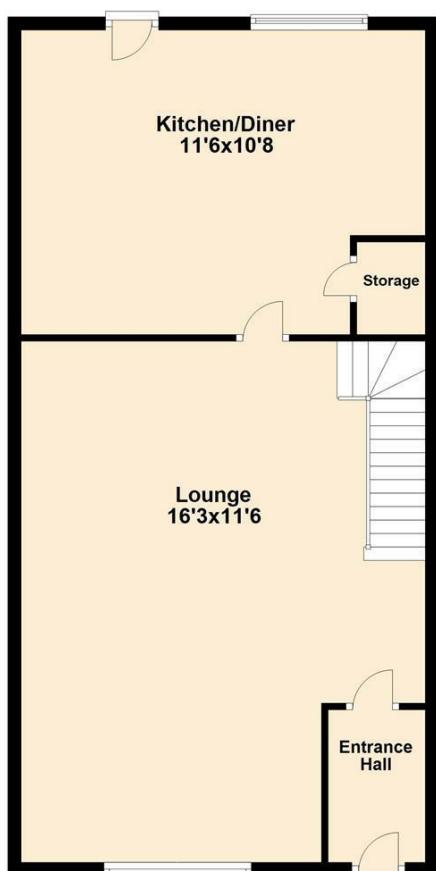
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Ground Floor



First Floor

