



## Roman, East Tilbury

Guide Price £290,000



- 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



## GUIDE PRICE - £290,000 - £320,000

Located in the charming area of Roman, East Tilbury, this delightful terraced house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family living.

Upon entering, you are welcomed by a generous lounge/diner, perfect for both relaxation and entertaining guests. The addition of a conservatory/utility room enhances the living space, providing versatility for various uses, whether it be a playroom for children or a quiet reading nook.

The three bedrooms are of a good size, ensuring that everyone in the family has their own personal space. The bathroom is conveniently located, catering to the needs of the household with ease.

Outside, the property features a good-sized rear garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, allocated parking ensures that you will never have to worry about finding a space for your vehicle.

This home is situated in an excellent location, with East Tilbury train station just a short distance away, making commuting a breeze. Local amenities are also within easy reach, providing convenience for everyday needs.

In summary, this fantastic three-bedroom family home in East Tilbury offers a perfect blend of space, comfort, and convenience, making it an ideal choice for those looking to settle in a welcoming community.

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.

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# 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.



