



Joslin Road, Purfleet

Guide Price £300,000



- Three bedroom family home in need of modernization
- Close to A13/M25 road links. Approximately 0.8 miles to Purfleet train station
- Ideal first home or investment opportunity
- Cul-de-sac location
- Off street parking
- Entrance hall, ground floor bathroom, large lounge and kitchen
- Three well proportioned bedrooms including huge main bedroom. Potential for loft conversion STPC
- Good size rear garden with side access



GUIDE PRICE £290,000 - £310,000

Nestled in a quiet cul-de-sac on Joslin Road, Purfleet, this charming three-bedroom terraced house presents an excellent opportunity for first-time buyers or savvy investors. While the property is in need of some modernization, it offers a solid foundation for creating a comfortable family home.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxing or entertaining guests. The ground floor also features a conveniently located bathroom and a well-sized kitchen, providing ample space for culinary pursuits. The three bedrooms are generously proportioned, with the main bedroom being particularly spacious, offering plenty of room for furnishings and personal touches. There is also potential for a loft conversion, subject to planning consent, which could further enhance the living space.

The property boasts a good-sized rear garden, ideal for outdoor activities or simply enjoying the fresh air, and benefits from side access for added convenience. Off-street parking is also available, making it easy for residents and visitors alike.

Situated approximately 0.8 miles from Purfleet train station, this home enjoys excellent transport links, with the A13 and M25 nearby, providing easy access to London and beyond. This property is a fantastic canvas for those looking to put their own stamp on a home in a desirable location. Don't miss the chance to view this promising family residence.

Enter the property via door to front.
Entrance hall commences with stairs leading to first floor landing.

Lounge 12'7 x 12'4 two windows to front. Gas fire to remain.
Kitchen 8'5 x 7'8 external door to garden. Two windows to rear. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker.
Ground floor bathroom comprises bath fitted with shower/mixer tap, wash basin and WC. Part tiling to walls. Obscure window.

First floor landing is home to three well proportioned bedrooms. Potential loft conversion (stpc)
Bedroom one 14'1 x 9'8 two windows to front. Storage cupboard.
Bedroom two 11'1 x 9'8 window to rear.
Bedroom three 7'8 x 7'5 window to rear.

Externally the property has a good size rear garden. Side access gate.
Off street parking.

Council Tax Band: C
Local Authority: Thurrock

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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.

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Local Life

Purfleet-on-Thames is a town in the Thurrock. It is bordered by the A13 road to the north and the River Thames to the south and is within the eastern most part of the M25 motorway but just outside the Greater London boundary. Purfleet's balance of urban and rural living coupled with its great amenities make it a desirable location. Located close to Lakeside Shopping Centre



