



## Calder, East Tilbury

Guide Price £290,000



- Offered with No Onward Chain - offering peace of mind for buyers.
- Bright and Spacious End of Terrace Home – ideal for growing families.
- Corner Plot – offering extra outdoor space.
- Lovely Size Lounge – a welcoming space for relaxing and family time.
- Separate Dining Room – perfect for entertaining or everyday family meals.
- Well-Appointed Kitchen – with good storage and workspace throughout.
- Three Well-Proportioned Bedrooms – comfortable and light-filled.
- Family Bathroom and Separate WC – practical and convenient layout.
- Close to East Tilbury Train Station – great for commuters to London and beyond.
- Near Local Shops, Schools & Amenities – everything you need right on your doorstep.



**\*JANUARY SALE GUIDE PRICE £290,000 - £325,000\***

**Corner-plot Calder gem—three bedrooms, lounge, dining room, kitchen, modern bathroom, WC, generous rear garden. No onward chain, commuter-friendly with East Tilbury station nearby. Family-ready vibes!**

Set on a corner plot within the sought-after Calder area of East Tilbury, this fantastic three-bedroom end of terrace family home offers superb living space throughout and is being sold with no onward chain.

The property welcomes you via a bright entrance porch, leading into a spacious lounge ideal for relaxing and entertaining. A separate dining room provides an excellent setting for family meals, while the well-appointed kitchen offers ample storage and workspace.

Upstairs, you'll find three well-proportioned bedrooms, each offering comfortable accommodation and plenty of natural light. The first floor is complemented by a modern bathroom and separate WC.

Externally, the home enjoys a good-size rear garden, perfect for outdoor entertaining and family activities, thanks to its corner plot position offering extra space.

Perfectly positioned close to East Tilbury Train Station, local shops, and amenities, this lovely home represents an ideal opportunity for families or first-time buyers seeking a ready-to-move-into property in a convenient location.



#### THE SMALL PRINT:

Council Tax Band: C  
Local Authority: Thurrock

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.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + 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.



