



Northumberland Road, Linford

Guide Price £220,000



- A fantastic size three bedroom maisonette
- Good location for East Tilbury train station
- Nice size lounge
- Modern kitchen
- Well presented bathroom
- Excellent outside space
- Own concrete garden
- Workshop measuring 15'11 x 12'1 and large shed measuring 12'6 x 9'2
- Driveway parking



BEING SOLD WITH AN EXTENDED LEASE!!! Colubrid Estate Agents are thrilled to present to the market this fantastic size three bedroom maisonette boasting fantastic size living space throughout, driveway parking, own garden and workshop. Accommodation boasts an entrance hallway, nice size lounge (currently used as a dining room) , kitchen, bathroom and three bedrooms. Externally the property provides driveway parking, own concrete garden area with a workshop measuring 15'11 x 12'1 and a shed measuring 12'6 x 9'2. The property is ideally located for East Tilbury train station.

Guide Price- £220,000-£240,000

Enter the property into entrance hall. Stairs lead to accommodation. Storage cupboard.

Landing gives access to all rooms. Storage cupboard.

Bedroom one 11'5 x 10'4 double glazed window to rear. Fitted wardrobe.

Bedroom two 12'4 x 10'9 double glazed window to front.

Bedroom three 12'3 x 6'8 double glazed window to front.

Lovely size lounge 12'8 x 11'9 feature brick built fireplace. Coved ceiling with picture rail. Double glazed window.

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

Kitchen 10'1 x 8'9max range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Five ringed gas hob, oven, extractor hood, space for other appliances. Tiling to splash backs. Double glazed window.

Externally the property has its own rear garden. Paved. Workshop 15'11 x 12'1 power and light connected. Metal shed to remain 12'6 x 9'2

Council Tax Band: B

Local Authority: Thurrock

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts. We endeavour 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.



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Local Life

Linford is a village situated nearby to East Tilbury, East Tilbury gives easy access to railway station and local amenities. Accessible to A13 road links and short drive to Stanford Le Hope Town Centre.



