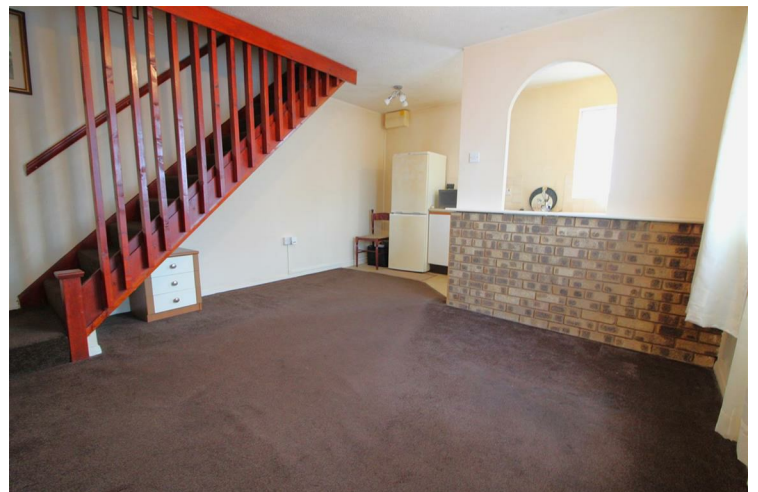




**18 Parker Avenue**  
**Tilbury**

**£195,000**  
**Freehold**

Thomas Marsh is thrilled to present this charming one-bedroom house, conveniently located with excellent access to major road links including the A13 and M25. Boasting an inviting open-plan living area complete with a fitted kitchen, a spacious double bedroom featuring a storage/wardrobe cupboard, and a modern family shower room, this property offers both comfort and convenience. Added bonuses include off-street parking, making it an ideal choice for first-time buyers or savvy investors looking for a buy-to-let opportunity. Best of all, this property is chain-free, ensuring a hassle-free transaction process.





- Chain Free
- Secure off road parking
- Own front garden
- Double bedroom
- Open plan lounge/fitted kitchen

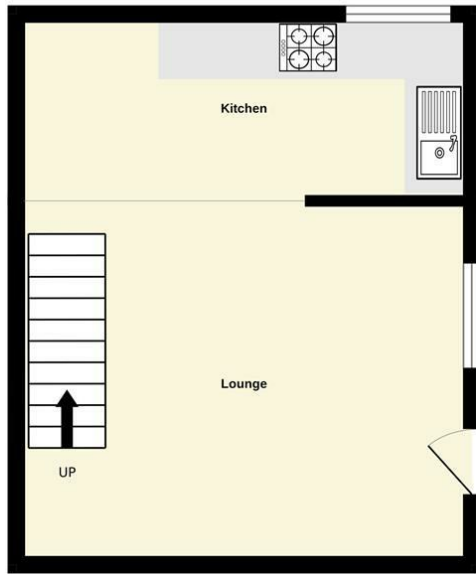




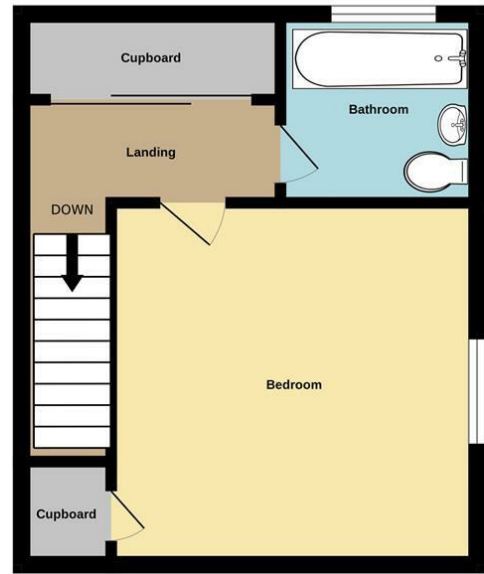
- Double glazing • Need of Modernising • UPVC Double-Glazed • Close to Local Shops & Schools • Easy Access to A13 & M25



Ground Floor



1st Floor



Parker Ave

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Grays Sales  
47 Orsett Road  
Grays  
Essex  
RM17 5HJ

01375 370779  
sales@thomas-marsh.com  
www.thomas-marsh.com

