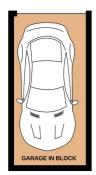
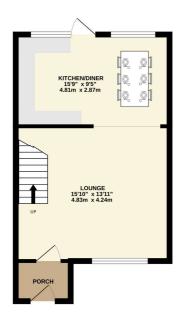
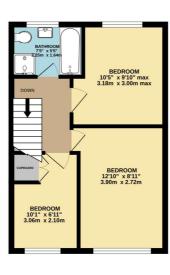
OUND FLOOR







1ST FLOOR

CALDER

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, croms 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 guarante as to their operability or efficiency can be given.

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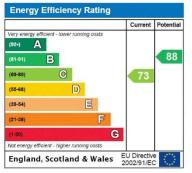
Excellent photography & Floorplans

• Highly Experienced Agency, 1000's successfully











The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

## JOHN COTTIS



## Calder, East Tilbury, Essex, RM18 8RU | Offers in excess of £315,000

- 3 Bedroom family home
- Plenty of surrounding green spaces
- Kitchen/dining room & spacious lounge
- Great location for Train Station users
- Garage included
- 4 piece bath/shower room







19 Kings Parade, King Street, Stanford-le-Hope, Essex, SS17 0HP 01375 676655 sales@johncottis.co.uk www.johncottis.co.uk

Registered Proprietors Temp-Green LTD., Trading as John Cottis & Co. Registered in England No. 1534107 Registered Office: 21 Lodge Lane, Grays, Essex, RM17 5RY Very well presented 3 bedroom family home with Garage included and great location for surrounding green spaces and Train Station (C2C). Kitchen/dining room and spacious lounge + bath/shower room and front and rear garden. Impressive home!

Entrance Porch:

Spacious entrance porch via double glazed door then door to living space.

Lounge: 15'10" x 13'11" (4.83m x 4.24m)

Surprisingly well sized lounge benefitting double glazed window to front outlook, radiator heating, smooth finish ceiling, wood style flooring, staircase to first floor with under stairs storage and open through design to the kitchen/dining room.

Open kitchen/dining room: 15'9" x 9'5" (4.8m x 2.87m) Again, a spacious design and benefits double glazed windows and door out to the rear of the home providing visual and access to the lovely garden. Presented with wood style and tile look flooring design, radiator heating, smooth finish ceiling and range of fitted kitchen units with work surfaces and single drainer sink unit.

Landing: 7'11" x 5'10" (2.41m x 1.78m)

The landing has fitted carpet and access to first floor accommodation.

Bedroom 1:  $12'10" \times 8'11" > 9'10" (3.9m \times 2.72m > 3m)$ Double glazed window to front. Radiator. Fitted carpet. Smooth finish ceiling. Great first bedroom positioned with front outlook.

Bedroom 2:  $10^{\circ}$  x  $9^{\circ}$ 10" <  $8^{\circ}$ 1" (3.18m x 3m < 2.46m) Double glazed window to rear. Radiator. Fitted carpet. Well sized 2nd bedroom with outlook over the rear garden.

Bedroom 3: 10'1" x 6'11" (3.07m x 2.1m)

The third bedroom includes built-in cupboard, laminate wood flooring, double glazed window to front and is well presented.

Bath/Shower Room: 7'5" x 5'5" (2.26m x 1.65m)

A surprisingly well appointed bathroom comprising 4 piece bath, shower, wc and wash hand basin suite complimented with contrasting tiled walls and flooring and has double glazed window and towel rail radiator.

Garden:

Pleasant rear garden with gated access to the rear and comprises patio and lawn.

Garage In Block:

A garage in block is included.





