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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Solway, East Tilbury, Essex, RM18 8RQ | £342,500

- 3 Bedrooms (potential for 4)
- Close by Train Station (C2C)
- Potential to extend (strpc)
- No Onward Chain
- Close to Gobians park, Nature reserve and short distance to Coal House Fort and River Thames



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No Onward Chain and minutes' walk to C2C Train Station, School , local shops & Gobions Park from this Spacious 3 Bedroom (potential for 4) end position house with off road parking, garage, great garden, lounge & Dining, Gas heating & Double Glazing.

A great example of a well-functioning family home model with added benefit of being positioned conveniently close to a range of amenities including a TRAIN STATION (C2C) Ideal for London / Southend bound commuters. Road links to the A13 and routes towards Intu Lakeside / M25 also well accessible. In addition there is local Pub, pleasant Park , local school and local shopping parade. In the surrounding areas is a nature reserve, Coal House fort / River Thames and popular St Cleres School in Stanford Le Hope.

The property offers plenty of scope for more accommodation with potential to extend at the rear and or into the garage, great for a 4th bedroom ? (s.t.r.c)

The layout, generous in design affords entrance porch, open plan linked Dining room and Lounge, separate Kitchen to the ground floor, then Landing leading to 3 well sized bedrooms and newly fitted family bathroom.

Externally a well afforded plot providing front off road parking and garden area, access to the integral garage. The rear garden, well-presented and has gated access at the side.

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Particulars :

Entrance Porch

Dining Room 12'1" x 10'3" (3.68m x 3.12m)

Kitchen 10'7" x 6'10" (3.23m x 2.08m)

Lounge 16'5" x 11' (5m x 3.35m)

Landing

Bedroog 1 12'8" x 10'1" (3.86m x 3.07m)

Bedroom 2 10'8" x 10'8" (3.25m x 3.25m)

Bedroom 3 9'9" x 8'1" (2.97m x 2.46m)

Bathroom

Front Driveway & Garden

Garage 12'7" x 7'10" (3.84m x 2.4m)

Rear Garden 44' approx. (13.4m approx.)

