



TURNSTONE CLOSE
TOTAL FLOOR AREA: 995 sq.ft. (92.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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+) A		95
(81-91) B	84	
(69-80) C		
(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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Turnstone Close, East Tilbury, Essex, RM18 8FG | £425,000

- 50'6" Rear garden
- Driveway for 2 vehicles
- G/floor wc
- Utility room
- Walk-in wardrobe
- En suite to master



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Nearly new (2017) 3 bedroom (Freehold) Semi-Detached home within 5 minute walk of East Tilbury's C2C station (48 minutes to Fenchurch St), benefits; g/f wc, utility room, walk-in wardrobe and en suite to master. EPC B. Viewing recommended.

Entrance Hall: 18' (5.49) x 6'9" (2.06) < 4'10" (1.47)
Double glazed window to side. Radiator. Wood effect flooring. Stairs leading to first floor with understairs storage, fitted sliding storage units understairs doors.

Lounge: 13'6" (4.11) into bay x 12'11" (3.94) max
Double glazed bay window to front.

WC: 5'11" x 5' (1.8m x 1.52m)
Radiator. Vinyl flooring. Low flush wc and wash hand basin.

Kitchen/Diner: 18' x 9'5" (5.49m x 2.87m)
Double glazed french doors to rear. Double glazed window to rear. Radiator. Wood effect flooring. Range of base and eye level units with work surfaces including one and one quarter bowl sink drainer unit with mixer tap. Space with plumbing for dishwasher, cupboard concealing boiler, integrated electric oven, 4 ring gas hob with extractor over.

Utility Room: 6' x 5'9" (1.83m x 1.75m)
Radiator. Wood effect flooring. Base and eye level units with work surfaces, inset stainless steel sink drainer unit with mixer tap and space and plumbing for washing machine.

Landing: 11'10" < 9'7" x 7'1" (3.6m < 2.92m x 2.16m)
Double glazed window to side. Fitted carpet. Built-in cupboard. Access to loft space. Doors to:

Bedroom 1: 11'8" x 10'6" (3.56m x 3.2m)
Double glazed window to front. Radiator. Fitted carpet. Walk-in wardrobe 6' x 4'5".

En suite: 6' x 5'10" (1.83m x 1.78m)
Double glazed window to front. Heated towel rail radiator. Vinyl flooring. Low flush wc, pedestal wash hand basin and shower cubicle with plumbed in shower.

Bedroom 2: 9'7" x 9'7" (2.92m x 2.92m)
Double glazed window to rear. Radiator. Fitted carpet.

Bedroom 3: 9'7" x 8'3" (2.92m x 2.51m)
Double glazed window to rear. Radiator. Fitted carpet.

Bathroom: 6'11" x 5'11" (2.1m x 1.8m)
Radiator. Vinyl flooring. Low flush wc, pedestal wash hand basin, panelled bath with fitted screen and electric shower over.

Rear Garden: 50'6" x 29'3" (15.4m x 8.92m)
Commencing patio area. Remainder laid to lawn, additional patio and shingled entertaining area to rear.

Parking:
Own driveway with space for 2 vehicles.

Council Tax:
Band D.

Tenure:
Freehold with an annual estates charge £325.00 for 2024/2025.

