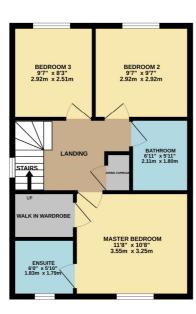
GROUND FLOOR 501 sq.ft. (46.6 sq.m.) approx

LIVING ROOM 13'6" x 12'11" 4.12m x 3.94m

1ST FLOOR 494 sq.ft. (45.9 sq.m.) approx



THINKING OF SELLING OR TRYING TO SELL?

- Family Firm Established since 1980
- Extensive Buyer Register

The Property Ombudsman

• All Homes Visibly Marketed from Team Agencies in Essex & LONDON







Accompanied Viewings

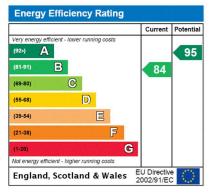
• Excellent photography & Floorplans

• 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.

OHNCOTTIS



Turnstone Close, East Tilbury, Essex, RM18 8FG | £425,000

- 50'6" Rear garden
- Driveway for 2 vehciles
- G/floor wc

- Utility room
- Walk-in wardrobe
- En suite to master





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

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, walkin 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. Walkin 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

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.













