



East Tilbury £385,000



111 Coronation Avenue, East Tilbury, Essex, RM18 8TA

An extended and redecorated three bedroom detached house situated in a convenient location within East Tilbury which offers excellent ground floor accommodation and no onward chain. Early viewing advised. EPC: D.

❖ ENTRANCE PORCH

❖ LOUNGE AND DINING ROOM

❖ THREE BEDROOMS

❖ REAR GARDEN

❖ OWN DRIVEWAY

❖ ENTRANCE HALL

❖ KITCHEN

❖ BATHROOM

❖ GARAGE

❖ NO ONWARD CHAIN

ENTRANCE PORCH

Double glazed door to entrance porch. Laminate flooring. Double glazed door to entrance hall.

ENTRANCE HALL

Fitted carpet. Cupboard. Door to:

LOUNGE 23' 7" > 16' 1" x 7' 3" (7.18m > 4.90m x 2.21m)

Double glazed window to front. Two radiators. Fitted carpet. Power points. Stairs to first floor with cupboard under. Open to:

DINING ROOM

Double glazed windows to side. Radiator. Coving to ceiling. Fitted carpet. Power points. Double glazed French doors to garden.

KITCHEN 8' 9" x 8' 7" (2.66m x 2.61m)

Double glazed window to rear. Tiled flooring. Power points. Base and eye level units with complimentary work surfaces. Inset stainless steel sink unit with mixer tap. Built in oven and hob with extractor fan over. Recesses for appliances. Tiling to walls.



LANDING

Fitted carpet. Power points. Access to loft.

BEDROOM ONE 13' 2" x 9' 7" (4.01m x 2.92m)

Double glazed window to front. Radiator. Fitted carpet. Power points.

BEDROOM TWO 10' 9" x 10' 1" (3.27m x 3.07m)

Double glazed window to rear. Radiator. Fitted carpet. Power points.

BEDROOM THREE 10' 11" x 6' 5" (3.32m x 1.95m)

Double glazed window to front. Radiator. Fitted carpet. Power points.
Built in cupboard housing boiler (not tested).

BATHROOM

Obscure double glazed window. Heated towel rail. Vinyl flooring. White suite comprising of Pedestal wash hand basin. Low flush W.C. "P" Shaped bath with mixer shower over. Tiling to walls.



REAR GARDEN

Paved patio leading to lawn. Fenced boundaries. Gated side access. Personal door to garage. Shed.

FRONT GARDEN

Block paved and concreted driveway. Parking for three vehicles. Flower and shrub bed.

GARAGE

Detached garage with own driveway. Up and over door. Power and lighting.

PROPERTY DETAILS

Tenure: Freehold. Thurrock Council Tax Band: D. EPC: D.



AGENTS NOTE

AGENTS NOTES 1. Money Laundering Regulations and sanctions checks: Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		