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PROPERTY MARKETING EXPERTS

## Solway, East Tilbury

Guide Price £390,000

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- A well presented and fantastic size four bedroom family home
- Excellent size living space throughout
- Lovely size lounge and dining room
- Modern kitchen
- Versatil ground floor bedroom which could be used as a play room or home office
- Stunning ground floor shower room installed late 2024
- Modern first floor bathroom
- Three good size first floor bedrooms
- Generous size garden
- Driveway parking

**GUIDE PRICE £375,000 - £400,000.**

**Nestled in the charming area of Solway, East Tilbury, this semi-detached house presents an exceptional opportunity for families seeking a spacious and well-appointed home. Boasting four generously sized bedrooms, this property is designed to accommodate the needs of modern family living.**

**Upon entering, you are greeted by a welcoming entrance hallway that leads to a lovely lounge and a separate dining room, both of which offer excellent living space for relaxation and entertaining. The modern kitchen is well-equipped, making it a delightful area for culinary pursuits. A versatile ground floor bedroom provides flexibility for guests or can serve as a home office or play room, complemented by a stunning ground floor shower room that was recently installed in late 2024.**

**The first floor features three additional good-sized bedrooms, ensuring ample space for family members. A well-appointed family bathroom completes this level, providing convenience for daily routines.**

**Outside, the property boasts a delightful rear garden, perfect for outdoor activities and family gatherings. Additionally, driveway parking at the front of the house offers practicality and ease for residents and visitors alike.**

**This well-presented family home is not only spacious but also conveniently located, making it an ideal choice for those looking to settle in a friendly community. With its excellent living space and modern amenities, this property is sure to impress.**

Enter the property via door to front.
Entrance hall gives access to:
Bedroom 9'1 x 7'7 double glazed window to front.
Inner door:
Dining area 13'9 x 12'2 double glazed window to front.
Re-fitted shower room September 2024. Comprises shower fitted with "Rainfall" style shower, vanity wash hand basin and WC. Heated towel rail.
Open plan lounge 16'4 x 10'8 gives access to rear garden via French double glazed doors. Turning staircase to first floor accommodation. Feature fireplace.
Kitchen 11'3 x 6'9 external door to garden, double glazed window. Range of wall and base mounted units. Work surfaces housing sink drainer Oven, five ringed gas hob and fridge/freezer to remain. Space for other appliances.

First floor landing is home to three bedrooms and three piece bathroom. Access to loft..
Bathroom comprises, white panel bath, wash hand basin and WC. Heated towel rail. Tiling to walls. Tiled flooring. Obscure double glazed window.
Bedroom one 12'6 x 10'9 max. Double glazed window to front.
Bedroom two 10'8 x 10'7 double glazed window to rear.
Bedroom three 9'8 x 8'2 double glazed window to front. Storage cupboard.

Externally the property has a nice size well maintained garden. Commencing with patio seating area, shed to remain and feature pond. Remaining garden is lawned.
Driveway parking.

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THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/44-solway-tilbury-rm18-8rq/5092239

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

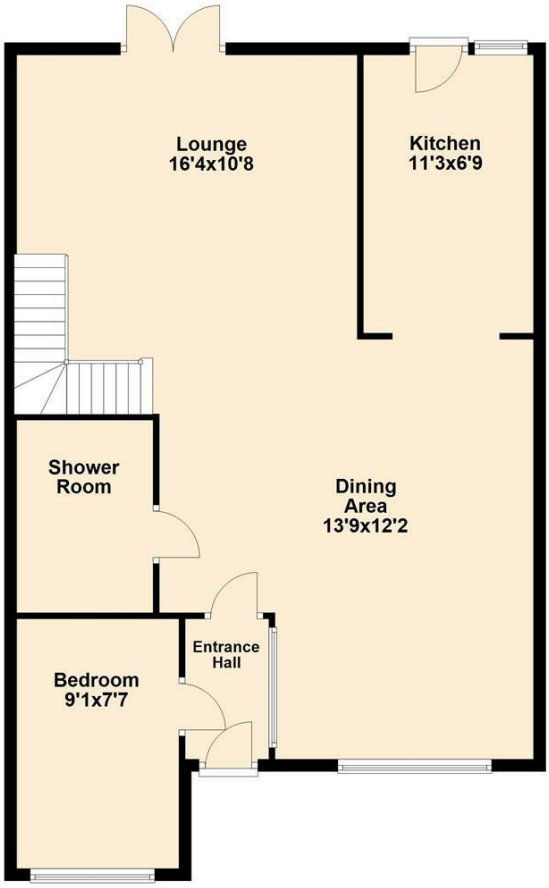
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

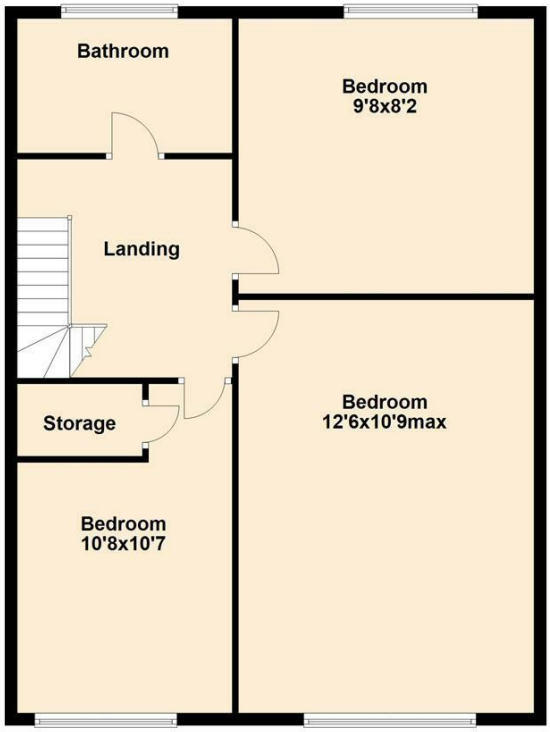
AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.

Ground Floor




First Floor

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