



Joslin Road, Purfleet

Guide Price £300,000



- Three bedroom family home in need of modernization
- Close to A13/M25 road links. Approximately 0.8 miles to Purfleet train station
- Ideal first home or investment opportunity
- Cul-de-sac location
- Off street parking
- Entrance hall, ground floor bathroom, large lounge and kitchen
- Three well proportioned bedrooms including huge main bedroom. Potential for loft conversion STPC
- Good size rear garden with side access



GUIDE PRICE £290,000 - £310,000

Nestled in a quiet cul-de-sac on Joslin Road, Purfleet, this charming three-bedroom terraced house presents an excellent opportunity for first-time buyers or savvy investors. While the property is in need of some modernization, it offers a solid foundation for creating a comfortable family home.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxing or entertaining guests. The ground floor also features a conveniently located bathroom and a well-sized kitchen, providing ample space for culinary pursuits. The three bedrooms are generously proportioned, with the main bedroom being particularly spacious, offering plenty of room for furnishings and personal touches. There is also potential for a loft conversion, subject to planning consent, which could further enhance the living space.

The property boasts a good-sized rear garden, ideal for outdoor activities or simply enjoying the fresh air, and benefits from side access for added convenience. Off-street parking is also available, making it easy for residents and visitors alike.

Situated approximately 0.8 miles from Purfleet train station, this home enjoys excellent transport links, with the A13 and M25 nearby, providing easy access to London and beyond. This property is a fantastic canvas for those looking to put their own stamp on a home in a desirable location. Don't miss the chance to view this promising family residence.

Enter the property via door to front.

Entrance hall commences with stairs leading to first floor landing.

Lounge 12'7 x 12'4 two windows to front. Gas fire to remain.

Kitchen 8'5 x 7'8 external door to garden. Two windows to rear. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker.

Ground floor bathroom comprises bath fitted with shower/mixer tap, wash basin and WC. Part tiling to walls. Obscure window.

First floor landing is home to three well proportioned bedrooms. Potential loft conversion (stpc)

Bedroom one 14'1 x 9'8 two windows to front. Storage cupboard.

Bedroom two 11'1 x 9'8 window to rear.

Bedroom three 7'8 x 7'5 window to rear.

Externally the property has a good size rear garden. Side access gate.

Off street parking.



THE SMALL PRINT:

Council Tax Band: C
Local Authority: Thurrock

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.

AML Checks - Law says we must run one. £60 + 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.



