



## Melbourne Road, Tilbury

Guide Price £210,000



- One-bedroom terraced bungalow that's perfect for first-time buyers or those looking to downsize without compromise
- Driveway parking — because convenience starts before you even step inside
- Bright and cosy lounge, ideal for relaxing evenings or lazy Sundays
- Well-sized double bedroom offering comfort and a peaceful retreat
- Practical kitchen with ample storage — everything you need, right where you need it
- Bathroom fitted with a classic suite
- Communal rear garden
- All-electric property (no gas) for simple, modern living
- Excellent access to the A13 — making commuting that bit easier
- Close to Tilbury Town railway station for direct links into London — city connections without the chaos



**GUIDE PRICE: £210,000 - £230,000**

**Positioned along Melbourne Road in the well-connected town of Tilbury, this well-presented one-bedroom terraced bungalow offers a fantastic opportunity for first-time buyers, downsizers or investors seeking a low-maintenance home with excellent transport links — simple, stylish and ready to go.**

The property welcomes you into a central hallway, creating a practical, easy-flow layout that makes everyday living feel effortless. To the front, the lounge is bright and comfortable — the kind of space that works just as well for quiet nights in as it does for catching up with friends.

The bedroom is well-proportioned and positioned to the rear of the property, offering a calm and private setting away from the main living area. The kitchen is neatly arranged with ample worktop and storage space, delivering a functional setup that covers all the essentials, while the bathroom is conveniently located and fitted with a classic suite.

Externally, the property continues to impress with a driveway providing off-street parking — a real bonus and something you'll appreciate daily — along with a small front garden and a communal rear garden.

Further benefits include an all-electric setup throughout (no gas), keeping things simple and efficient for modern living.

Ideally located, the property offers easy access to the A13, making commuting straightforward, while Tilbury Town railway station is within close proximity, providing direct links into London. With local amenities, shops and services nearby, everything you need is right on your doorstep.

A practical, well-located bungalow that proves great things really do come in smaller packages — ready to move into, settle down and enjoy from day one.

Situated on the north bank of the River Thames, Tilbury is a well-connected town known for its strong transport links and ongoing regeneration. With direct rail services from Tilbury Town railway station into London Fenchurch Street, alongside easy access to the A13, it's a popular choice for commuters seeking more affordable living within reach of the capital. The town offers a range of everyday amenities including shops, schools and leisure facilities, while its riverside location adds a unique sense of character and history. With continued investment in the wider Thurrock area and nearby developments boosting local appeal, Tilbury is increasingly attracting first-time buyers, investors and those looking for value without compromising on connectivity.



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**THE SMALL PRINT:**

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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. £96 including 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.



