



East Tilbury £348,500



44 Queen Elizabeth Avenue, East Tilbury, Essex, RM18 8SP

A three bedroom semi detached house situated in a popular turning within East Tilbury with easy access for the C2C railway station and benefitting from an excellent sized plot which offers further potential subject to local planning consent. EPC: TBC.

- ❖ ENTRANCE HALL
- ❖ KITCHEN/DINING ROOM
- ❖ THREE BEDROOMS
- ❖ FRONT GARDEN AND DRIVEWAY
- ❖ LOUNGE
- ❖ BATHROOM
- ❖ LARGE REAR GARDEN
- ❖ NO ONWARD CHAIN

ENTRANCE HALL

Double glazed door to entrance hall. Radiator. Fitted carpet. Stairs to first floor with cupboard under. Half double glazed door to side.

LOUNGE 17' 1" x 10' 6" (5.20m x 3.20m)

Double glazed half bay window to front. Radiator. Fitted carpet. Power points. Feature fire surround.

KITCHEN/DINING ROOM 10' 5" x 9' 7" (3.17m x 2.92m)

Double glazed window to rear. Radiator. Vinyl flooring. Power points. Range of base and eye level units with complementary work surfaces. Inset sink unit with mixer tap. Built in oven and hob. Recesses for appliances. Tiled splashbacks.

BATHROOM

Obscure double glazed window. Vinyl flooring. Three piece suite comprising of panelled bath. Low flush W.C. Pedestal wash hand basin. Heated towel rail. Tiling to walls.

LANDING

Double glazed window to side. Fitted carpet.



BEDROOM ONE 14' 3" x 12' 3" (4.34m x 3.73m)

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

BEDROOM TWO 10' 10" x 7' 9" (3.30m x 2.36m)

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

BEDROOM THREE 8' 9" x 7' 8" (2.66m x 2.34m)

Double glazed window to rear. Radiator. Fitted carpet. Power points. Boiler supplying central heating and hot water (not tested).

REAR GARDEN 54' (16.45m)

Immediate concrete patio leading to lawn with flower and shrub borders. Gated side entrance. Path.

FRONT GARDEN

Mainly laid to lawn with flower and shrub border. Path. Own driveway with parking for two vehicles.



PROPERTY DETAILS

Tenure: Freehold. Thurrock Council Tax Band: B. EPC: TBC

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.



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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.



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