

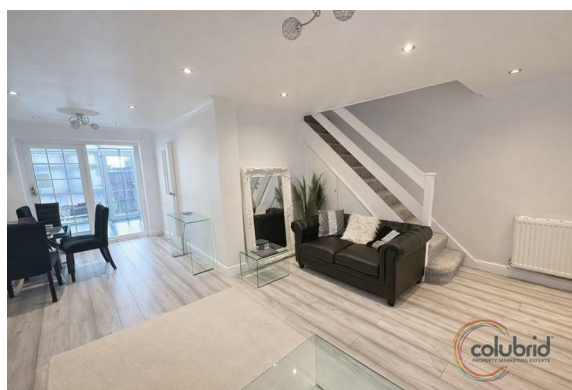


## Orwell, East Tilbury

Offers Over £325,000



- 3-bedroom terraced home in a popular East Tilbury location
- Exposed brickwork feature fireplace = instant character
- Modern flooring throughout the ground floor
- Stylish kitchen with integrated appliances
- Bright conservatory for flexible living
- Ground floor WC (because guests matter too)
- Three well-sized bedrooms upstairs
- Garage in nearby block
- Easy access to A13 & East Tilbury station
- Ideal for first-time buyers, families or investors



## Looking for a home with personality, practicality and prime commuter links? This 3-bedroom terraced beauty ticks all the boxes (and then some).

Step inside and you're greeted by sleek modern flooring throughout the ground floor, setting the tone straight away. The lounge steals the show with exposed brickwork and a characterful feature fireplace — cosy nights in just levelled up.

The home flows effortlessly into a separate dining area, perfect for family dinners, Sunday roasts or hosting friends. At the rear, the modern fitted kitchen delivers on both style and function, complete with tiled flooring and integrated appliances — because kitchens should work as hard as you do.

Need extra space? The conservatory has you covered — ideal as a second lounge, home office or playroom, with a handy ground floor WC making everyday life that little bit easier.

Upstairs you'll find three well-proportioned bedrooms and a family bathroom, offering flexibility whether you're upsizing, working from home or planning for the future.

And yes — it also comes with a garage in the block, because extra storage (or car space) is always a win.

Location? Spot on. East Tilbury station is close by for commuters, the A13 is easily accessible, and local amenities are right on your doorstep.

Chelmsford is a vibrant and highly sought-after city that perfectly balances modern living with historic charm. As Essex's only city, it offers an excellent mix of shopping, dining and leisure facilities, with a bustling high street, Bond Street's luxury riverside development, and a wide choice of cafés, bars and restaurants. The city is renowned for its outstanding transport links, with a mainline railway station providing fast and frequent services into London Liverpool Street, making it ideal for commuters. Surrounded by picturesque countryside and green spaces yet offering excellent schools, riverside walks and a strong community feel, Chelmsford continues to be one of the most desirable places to live in the county.





#### THE SMALL PRINT:

Local Authority: Thurrock  
Council Tax Band: C

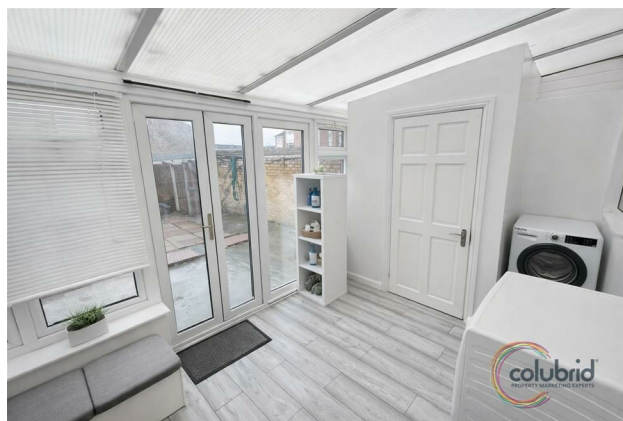
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and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

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

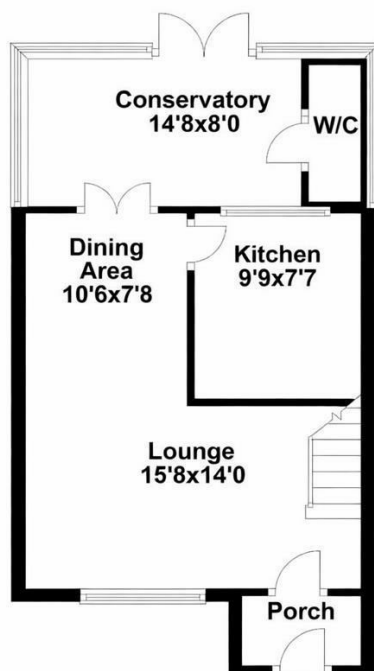
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

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

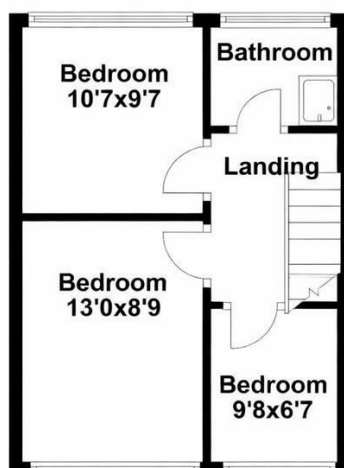
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



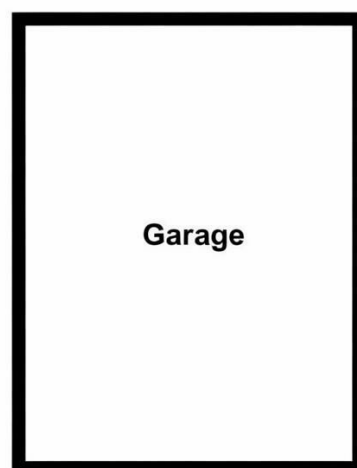
#### Ground Floor

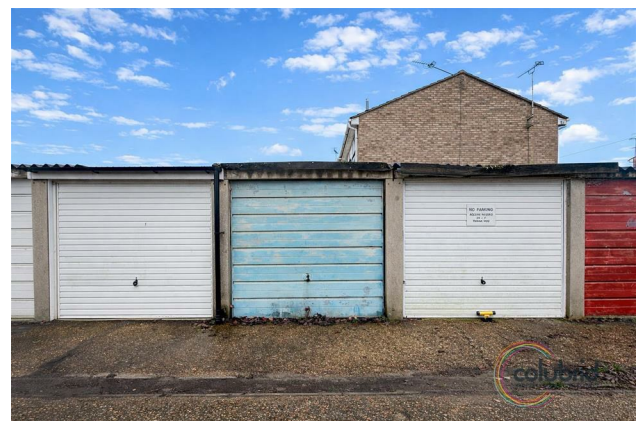
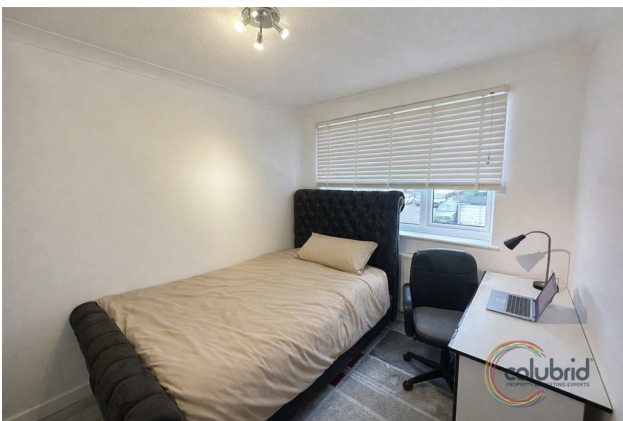


#### First Floor



#### Garage





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