



## Roman, East Tilbury

Guide Price £290,000



- A fantastic size three bedroom family home
- Lovely size lounge/diner
- Conservatory/utility room
- Three nice size bedrooms
- Good size rear garden
- Allocated parking
- Excellent location for East Tilbury train station and local amenities



**\*GUIDE PRICE - £290,000 - £320,000\***

**Three-bed terraced with lounge/diner, versatile conservatory/utility, good-sized bedrooms, family bathroom, rear garden, allocated parking. East Tilbury station close — perfect for families craving space and convenience.**

Located in the charming area of Roman, East Tilbury, this delightful terraced house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family living.

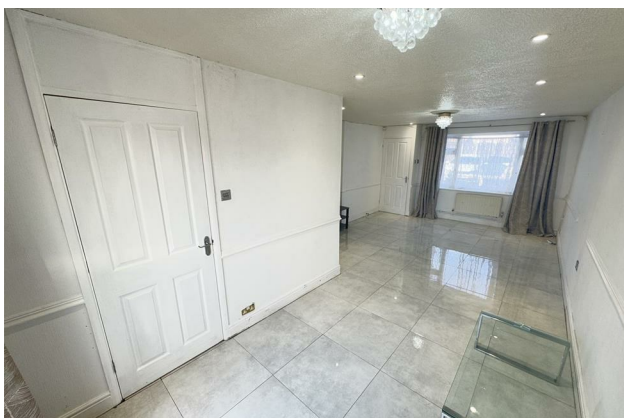
Upon entering, you are welcomed by a generous lounge/diner, perfect for both relaxation and entertaining guests. The addition of a conservatory/utility room enhances the living space, providing versatility for various uses, whether it be a playroom for children or a quiet reading nook.

The three bedrooms are of a good size, ensuring that everyone in the family has their own personal space. The bathroom is conveniently located, catering to the needs of the household with ease.

Outside, the property features a good-sized rear garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, allocated parking ensures that you will never have to worry about finding a space for your vehicle.

This home is situated in an excellent location, with East Tilbury train station just a short distance away, making commuting a breeze. Local amenities are also within easy reach, providing convenience for everyday needs.

In summary, this fantastic three-bedroom family home in East Tilbury offers a perfect blend of space, comfort, and convenience, making it an ideal choice for those looking to settle in a welcoming community.





#### 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.

