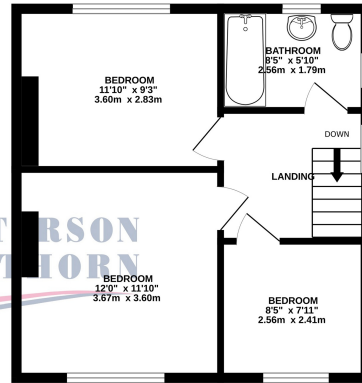
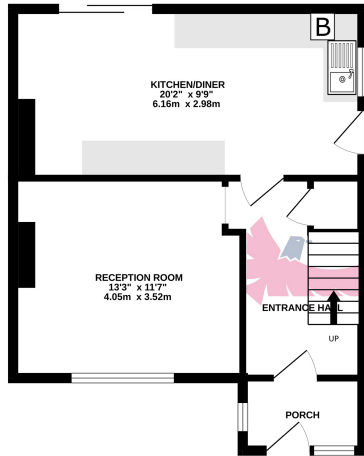


GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Tennyson Walk, Tilbury

£300,000

- THREE BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- 75' (APPROX) WIDE PLOT, INCLUDING LARGE SIDE PLOT
- HUGE POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- MODERNISATION REQUIRED
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, STATION, MAJOR ROADS & LAKESIDE
- IDEAL FIRST TIME BUY OR PROJECT OPPORTUNITY



Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



GROUND FLOOR

Front Entrance

Via uPVC door opening into porch, double glazed window to front, window to side, radiator, second front entrance via uPVC door opening into:

Hallway

Obscure double glazed window to side, radiator, under stairs storage cupboard, stairs to first floor.

Reception Room

4.04m x 3.51m (13' 3" x 11' 6") Double glazed windows to front, radiator.

Kitchen / Diner

6.15m x 2.98m (20' 2" x 9' 9") Kitchen area; Double glazed windows to side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, tiled flooring, uPVC door to side. Dining area; laminate flooring, sliding doors to rear.



FIRST FLOOR

Landing

Loft hatch to ceiling.

Bedroom One

3.71m x 3.59m (12' 2" x 11' 9") Double glazed windows to front, radiator.

Bedroom Two

3.59m x 2.82m (11' 9" x 9' 3") Double glazed windows to rear, radiator.

Bedroom Three

2.46m x 2.41m (8' 1" x 7' 11") Double glazed windows to front.

Bathroom

2.44m x 1.78m (8' 0" x 5' 10") Opaque double glazed windows to side and rear, low level flush WC, hand wash basin, panelled bath, shower, tiled walls, vinyl flooring.



EXTERIOR

Rear Garden

Approximately 75' wide including large side plot.

Front Exterior

Paved.

