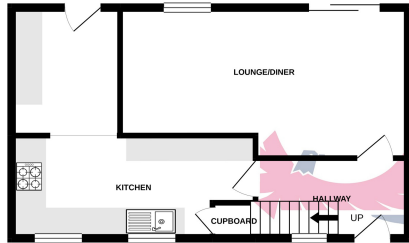
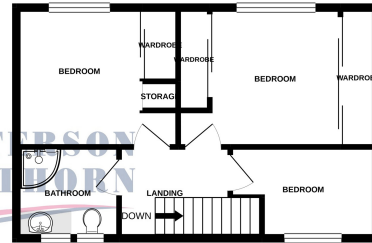


GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.




TOTAL FLOOR AREA: 848 sq.ft. (78.8 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 not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		78
(55 to 68) D	66	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		75
(55 to 68) D	62	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Canberra Square, Tilbury

£285,000

- THREE LARGE BEDROOMS
- MID TERRACE HOUSE
- IMMACULATE THROUGHOUT
- SOLAR PANELS
- CLOSE TO ALL LOCAL AMENITIES
- EASY ACCESS TO A13 & M25
- APPROX 0.7 MILES TO STATION
- RESIDENTS PARKING



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:

Hallway

Double glazed windows to front, radiator, wood grain effect laminate flooring, stairs to first floor.

Lounge / Diner

6.12m x 3.12m (20' 1" x 10' 3") > 2.72m (8' 11") Double glazed windows to rear, feature gas fireplace, two radiators, wood grain effect laminate flooring, uPVC framed sliding door to rear opening to rear garden.

Kitchen (L-Shaped)

4.9m > 3.53m (16' 1" > 11' 7") x 5.17m > 2.29m (17' 0" > 7' 6") Double glazed windows to front, range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for double cooker, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, built-in under-stairs storage cupboard, breakfast bar area, radiator, tiled splash backs, tiled flooring, uPVC door to rear opening to rear garden.

FIRST FLOOR

Landing

Double glazed window to front, radiator, wood grain effect laminate flooring.



Bedroom One

4.21m x 2.96m (13' 10" x 9' 9") Into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes, wood grain effect laminate flooring.

Bedroom Two

3.44m x 2.95m (11' 3" x 9' 8") Into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes, built-in storage cupboard, wood grain effect laminate flooring.

Bedroom Three

3.02m x 2.11m (9' 11" x 6' 11") Double glazed windows to front, radiator, built-in storage unit, wood grain effect laminate flooring.

Bathroom

2.17m x 2.09m (7' 1" x 6' 10") Inset spotlights to ceiling, opaque double glazed windows to front, low level flush WC, porcelain hand wash basin with chrome mixer tap inset within drawer and storage units, shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 42ft – Immediate patio area, hard standing path to side leading to rear, patio area to rear, remainder laid to lawn with various bush and plant borders, timber shed with power.

Front Garden

Laid to lawn with paved pathway to front.