



Bata Avenue East Tilbury RM18 8SD

- Three Good Sized Bedrooms
- Upvc Double Glazed
- Gas Central Heating
- Lounge 15'3 x 13'11
- Kitchen 10'10 x 8'3
- Modern Bathroom with Spa Bath
- 40' Rear Garden
- Large Front Garden
- Off Road Parking
- Close to Train Station with Links to London



We are pleased to welcome to the market this spacious three bedroom semi detached house built in the 1930's originally to house the families of the workers at the nearby Bata Shoe factory. The house is situated in a cul-de-sac with fields at the end of, and in an excellent location within easy access to East Tilbury C2C train station with links to London Fenchurch Street so ideal for commuters into London, as well as local shops and schools and easy access to major road links. Ideal for families or investors alike and an early viewing is recommended.

Offers Over £300,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

**"To view the full sales particulars,
please visit our website:
www.connollysestates.co.uk"**

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The property has a small entrance area with a very useful built in cupboard and doors to lounge and to ground floor bathroom which has fully tiled walls and floor and boasts a spa bath, vanity wash basin and low level wc. The lounge is an excellent size with large bay window with cushioned window seat and open fireplace with grey laminate wood flooring throughout. The kitchen is fitted in a range of base and wall mounted units with space for appliances and tiled splash backs. The staircase rises from the lounge to the landing with doors to three good sized bedrooms. The property also benefits from gas central and Upvc double glazed windows and doors.

To the exterior there is a rear garden of approximately 40' in length offering a patio/seating area with remainder laid to lawn with fenced boundaries. Wide side access to large front garden of in excess of 50' in length which is part block paved providing off road parking but with further paving could provide parking for up to 9 vehicles.

There is a large field to the left of the property with a parking area and providing a great outlet for dog walkers and the like.

Entrance:

Lounge:

15' 3" x 13' 11" (4.65m x 4.24m)

Kitchen:

10' 10" x 8' 3" (3.30m x 2.51m)

Bathroom:

8' 3" x 5' 10" (2.51m x 1.78m)

Landing:

Bedroom One:

13' 6" x 10' 1" (4.11m x 3.07m)

Bedroom Two:

11' 4" x 8' 9" (3.45m x 2.67m)

Bedroom Three:

8' 2" x 7' 10" (2.49m x 2.39m)

Rear Garden:

Approx. 40' 0" (12.19m) in length

Front Garden:

In excess of 50' 0" (15.24m) in length

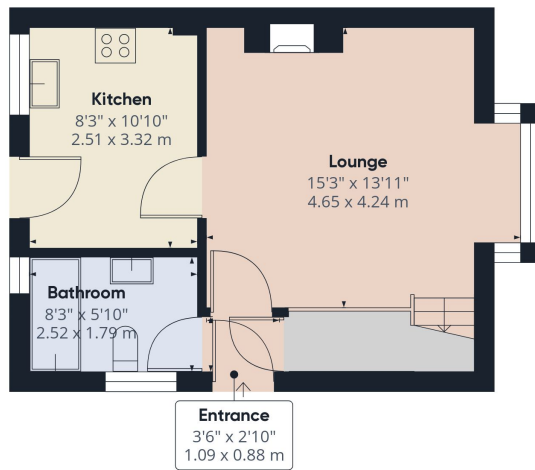
Council Tax:

Thurrock Council:

Band B £1,587.18 per annum (Before discounts, if applicable) (2024/2025)

Disclaimer:

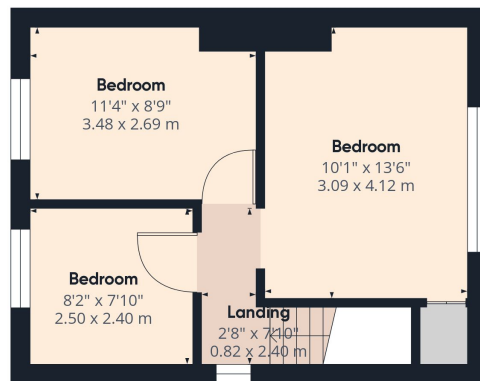
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers/tenants arrange for a qualified person to check all appliances/services before legal commitment.



Floor 0

Approximate total area⁽¹⁾

716.55 ft²
66.57 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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