



## Feenan Highway Tilbury RM18 8JJ

- Three Bedroom Semi Detached House
- Woodgrain Upvc Double Glazed
- Gas Central Heating
- Lounge 14'1 x12'7
- Modern Kitchen/Diner 16'5 x 12'6
- Family Bathroom
- Separate WC
- Generous Off Road Parking Space
- Approx 70' Rear Garden
- Garage Space



□ This three bedroom semi-detached house is located in a sought after location with a 70' approx rear garden. The property benefits from gas central heating with a combi boiler and is upvc double glazed. The accommodation on offer comprises entrance hall, lounge, modern fitted kitchen/diner and modern bathroom to the ground floor and three good size bedrooms and wc to the first floor. To the front there is a front garden area providing off road parking for four vehicles, with additional space on verge crossover, and driveway to flank with garage space in the rear garden. Ideal first time buyer property within 1.2 miles of mainline station to London.

# £365,000 Freehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(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			

## Entrance:

Via Elizabethan style door to:

## Entrance Porch

Double glazed lead lite window to front. Smooth plastered ceiling with spotlight. Laminate wood flooring. Hardwood door to to:

## Entrance Hall:

Woodgrain Upvc double glazed window to flank. Textured ceiling. Under stairs cupboard. Fitted carpet. Doors to rooms:

## Lounge:

14' 1" x 12' 7" (4.29m x 3.84m). Woodgrain Upvc double glazed lead lite window and matching Upvc double glazed window to front. Textured ceiling. Yorkshire fireplace with matching display area and inset fitted gas fire. Radiator. Fitted carpet.

## Kitchen/Diner:

16' 5" x 12' 6" (5.00m x 3.81m). Woodgrain Upvc double glazed lead lite window and matching Upvc double glazed lead lite door to rear. Smooth plastered ceiling. Modern fitted kitchen comprises range of wood effect base level units with work surfaces over to three aspects with stainless steel sink unit. Matching range of wall mounted units to two aspects with extractor over cooker space. Further appliance space with integrated fridge and dishwasher. Tiled splash back areas. Space for table and chairs. Ceramic tiled floor.

## Family Bathroom:

Obscured woodgrain Upvc double glazed lead lite window to rear. Smooth plastered ceiling. Modern white suite comprises shaped panelled bath with duel head mains shower and shower screen. Pedestal wash hand basin. Fully tiled in modern ceramics. Chrome heated towel rail. Concealed Combi boiler serving central heating and domestic hot water system. Vinyl floor.

## Landing:

Woodgrain Upvc double glazed lead lite window to side. Textured ceiling. Access to loft space. Radiator. Fitted carpet.

## Bedroom One:

12' 8" x 11' 5" (3.86m x 3.48m). Woodgrain Upvc double glazed lead lite window to front. Patterned textured ceiling. Radiator. Fitted carpet.

## Bedroom Two:

12' 8" x 8' 0" (3.86m x 2.44m). Woodgrain Upvc double glazed lead lite window to front. Smooth plastered ceiling. Range of fitted wardrobes to one wall with matching eye level cupboards to two aspects. Radiator. Fitted carpet.

### **Bedroom Three:**

9' 3" x 7' 0" (2.82m x 2.13m). Woodgrain Upvc double glazed lead lite window to front. Smooth plastered ceiling. Radiator. Laminate wood flooring.

### **Separate WC:**

Obscured Woodgrain Upvc double glazed lead lite window to rear. Textured ceiling. White suite comprises low flush WC and wash hand basin. Fully tiled walls. Ceramic tiled floor.

### **Rear Garden:**

Approx 70' in length. Commenced by paved patio with remainder mostly laid to lawn. Two metal sheds to remain. Fenced borders. Side access to:

### **Front Garden:**

Block paved providing off road parking. Fencing to borders. Additional parking on driveway crossover. Shared driveway to rear garden which we are informed by the owners there was previously a garage in the rear garden.

### **Council Tax:**

Thurrock Council:

Band B £1,349.53 per annum (Before discounts, if applicable).

## Disclaimer:

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors.

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STPP equal to subject to planning permission.



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

826.09 ft<sup>2</sup>

76.75 m<sup>2</sup>

(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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