



**Calcutta Road  
Tilbury  
RM18 7QU**

**Offers in Excess of £299,000**

**bettermove**

# Calcutta Road Tilbury

Bettermove are proud to present this 2 bedroom terraced house in Tilbury available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated parking space. The council tax band is To Be Confirmed. This property also comes with a full 10 year warranty.

The interior of this beautifully presented property with high ceilings throughout comprises a spacious living room, fitted kitchen and convenient WC on the ground floor. The first floor consists of 2 double bedrooms and the family bathroom. There is a shared bicycle and bin store area at the rear of the property.

Located in the popular town of Tilbury, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Tilbury Train Station, the M25 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

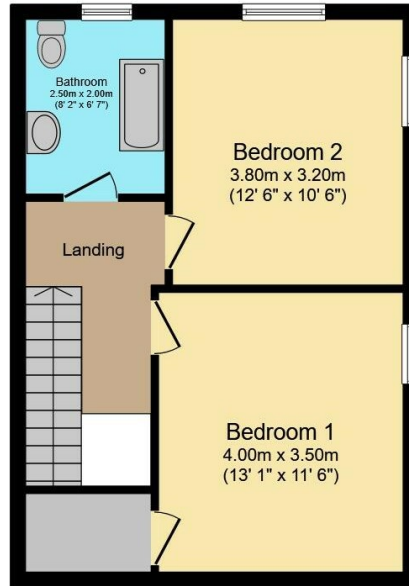
The exclusivity fee is returned to you upon successful completion of the property.





## Ground Floor

Total floor area 82.3 m<sup>2</sup> (886 sq.ft.) approx



## First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





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Please Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.