



**26A Calcutta Road
Tilbury
RM18 7QU**

Offers in Excess of £299,000

bettermove

Calcutta Road Tilbury

Bettermove are proud to present this 2 bedroom end of 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. The exterior benefits from a small outdoor courtyard space, perfect for enjoying the summer months. 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.

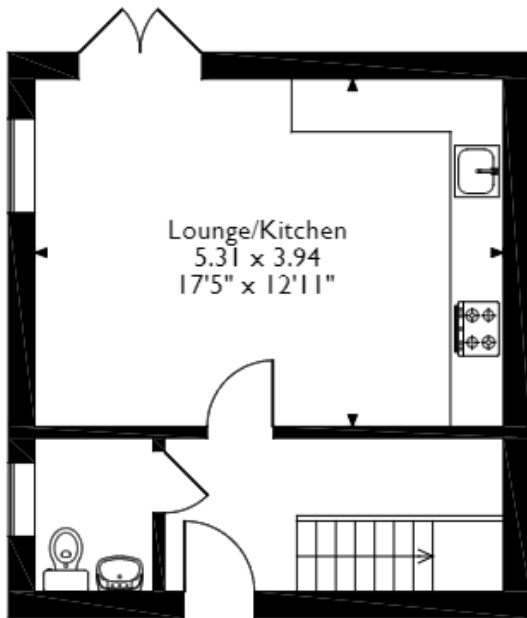
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

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

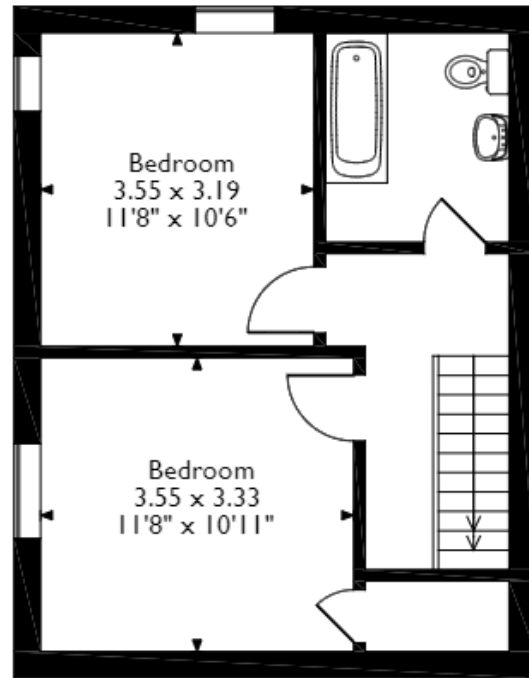


Calcutta Road, Tilbury

Approximate Gross Internal Area
68 Sq M/732 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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



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