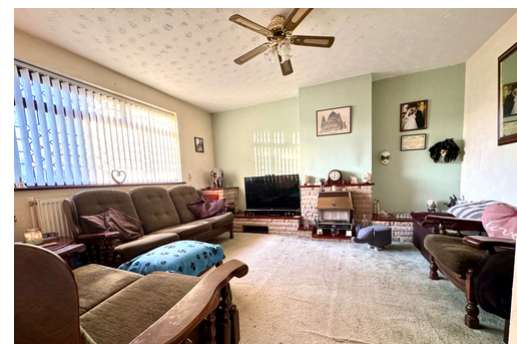




## Feenan Highway Tilbury RM18 8JJ

- 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.

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

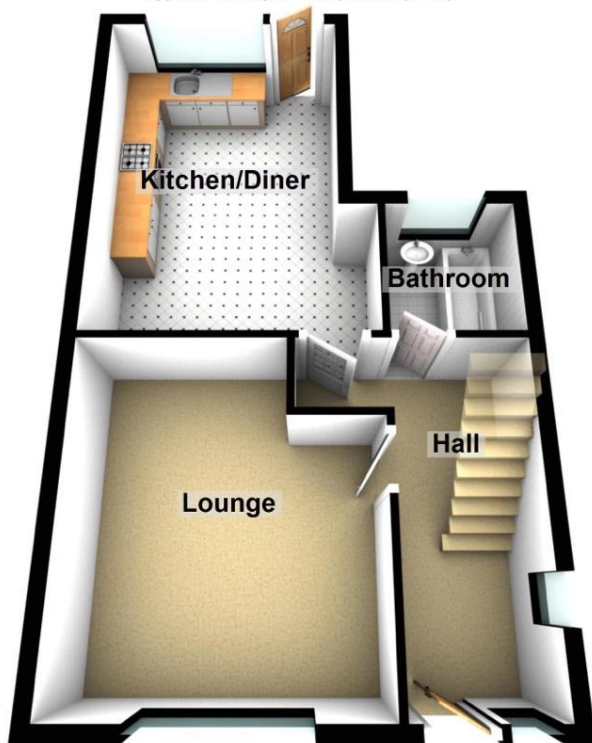
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

STPP equal to subject to planning permission.

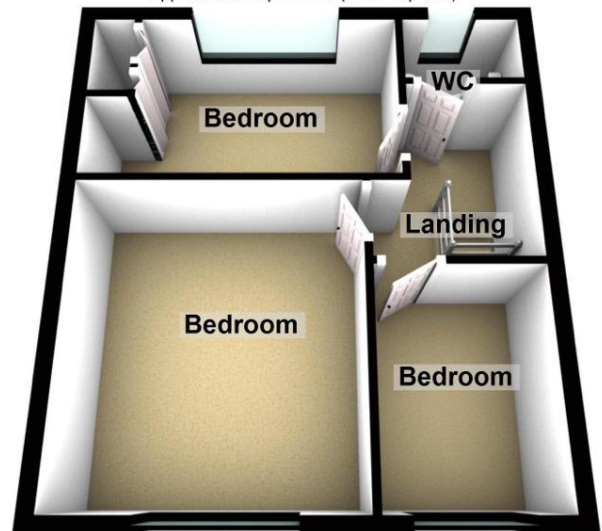
## Ground Floor

Approx. 45.0 sq. metres (483.9 sq. feet)



## First Floor

Approx. 34.8 sq. metres (375.1 sq. feet)



Total area: approx. 79.8 sq. metres (859.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. While every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown. B.B.E (UK) LTD  
Plan produced using PlanUp.