





**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		85
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	61	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		82
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>	54	
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

**Ottawa Road, Tilbury  
Offers in Region of £260,000**

- THREE BEDROOMS
- END OF TERRACE HOUSE
- IN NEED OF MODERISATION
- TOWN CENTRE LOCATION
- APPROX 0.3 MILES TO STATION
- NO ONWARD CHAIN

Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



## GROUND FLOOR

### **Entrance Hall**

2.57m x 1.83m (8' 5" x 6' 0").

### **Lounge**

5.67m x 3.66m (18' 7" x 12' 0").

### **Kitchen**

5.67m x 3.96m (18' 7" x 13' 0") >2.0m (6' 7").

## FIRST FLOOR

### **Bedroom One**

4.7m x 3.03m (15' 5" x 9' 11").

### **Bedroom Two**

3.68m x 2.57m (12' 1" x 8' 5").

### **Bedroom Three**

3.92m x 2.06m (12' 10" x 6' 9").



### **Bathroom**

3.53m x 1.63m (11' 7" x 5' 4").

## EXTERIOR

### **Rear Garden**

Approximately 42ft x 32ft - Mostly laid to lawn.

