

## Deben, East Tilbury, Tilbury

**£315,000** Freehold

Ali & Co are delighted to present to the market this FANTASTIC THREE BEDROOM family home in East Tilbury, being offered with NO ONWARD CHAIN.

CHAIN FREE | Close to local schools, shops, and transport links | Excellent transport links to A13, M25, and London | Fantastic Location | Investment Opportunity | Mid Terrace | Three Bedrooms |

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**Ali&Co**  
PROPERTY SERVICES



## THREE BEDROOM FAMILY HOME

Ali & Co are delighted to present to the market this FANTASTIC THREE BEDROOM family home in East Tilbury, being offered with NO ONWARD CHAIN.

**LOCATION:** located in the village of East Tilbury, offers a peaceful residential setting with excellent connectivity to London and surrounding areas, with East Tilbury Station just a short walk away providing direct C2C rail links to London Fenchurch Street. The Property gives easy access to the A13 and M25.

**ACCOMODATION:** This well presented three bedroom terraced home offers generous living space throughout, ideal for families or first time buyers. The property features a spacious lounge/diner with patio doors that open directly onto the rear garden. The modern kitchen is thoughtfully designed with ample storage and workspace. Upstairs, there are three good sized along with a contemporary family bathroom.

**EXTERNALLY:** The rear garden is thoughtfully designed for easy maintenance, featuring a combination of paved areas and raised decking, ideal for outdoor dining, entertaining, or simply relaxing. Having rear access for added convenience and off street parking is available.

Internal viewings highly recommended , please call the office today on 01375 806786 to arrange a viewing of this well presented home.

Council Tax Band: C (Thurrock Council)  
Tenure: Freehold

### Bedroom 1

w: 2.61m x l: 3.91m (w: 8' 7" x l: 12' 10")

### Bedroom 2

w: 2.61m x l: 3.3m (w: 8' 7" x l: 10' 10")

### Bedroom 3

w: 2.24m x l: 2.93m (w: 7' 4" x l: 9' 7")

### Kitchen

w: 2.72m x l: 2.77m (w: 8' 11" x l: 9' 1")

### Lounge/diner

w: 4.49m x l: 4.95m (w: 14' 9" x l: 16' 3")





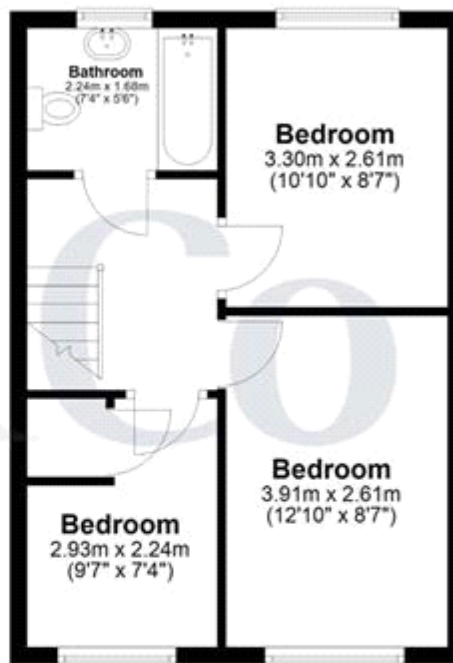
## Ground Floor

Approx. 38.5 sq. metres (414.3 sq. feet)

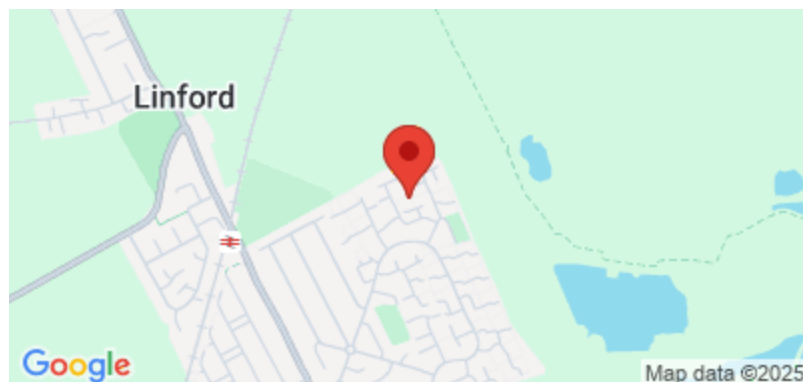


## First Floor

Approx. 36.2 sq. metres (389.5 sq. feet)



Total area: approx. 74.7 sq. metres (803.8 sq. feet)  
**Deben East Tilbury**



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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.