



## Shaw Crescent, Tilbury

**£275,000** Freehold

Presenting to the market with Ali & Co Property Services, this charming TWO - BEDROOM Terraced family home, located on Shaw Crescent in the popular residential area of Tilbury.

Two-bedroom mid-terrace property | Fitted kitchen diner | Popular residential location | Close to local shops and amenities | Good transport links to A13 and M25 | Ideal for first-time buyers or investors |

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**Ali&Co**  
PROPERTY SERVICES

## TWO BEDROOM FAMILY HOME

Presenting to the market with Ali & Co Property Services, this charming TWO - BEDROOM Terraced family home, located on Shaw Crescent in the popular residential area of Tilbury.

Situated in a popular residential area of Tilbury, this well presented two bedroom property offers an excellent opportunity for first time buyers or investors alike.

The ground floor comprises a spacious reception room filled with natural light, along with a fitted kitchen diner, providing ample storage, workspace, and room for dining, making it ideal for everyday living and entertaining.

Upstairs, the property features two well proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private rear garden, perfect for outdoor relaxation, as well as a allocated parking.

Location.

Shaw Crescent is conveniently located within close proximity to local shops, schools, and everyday amenities. Tilbury Town railway station is within easy reach, offering direct links into London Fenchurch Street, ideal for commuters. The property also benefits from good road access to the A13 and M25.

Council Tax Band: B (Thurrock Council)

Tenure: Freehold

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

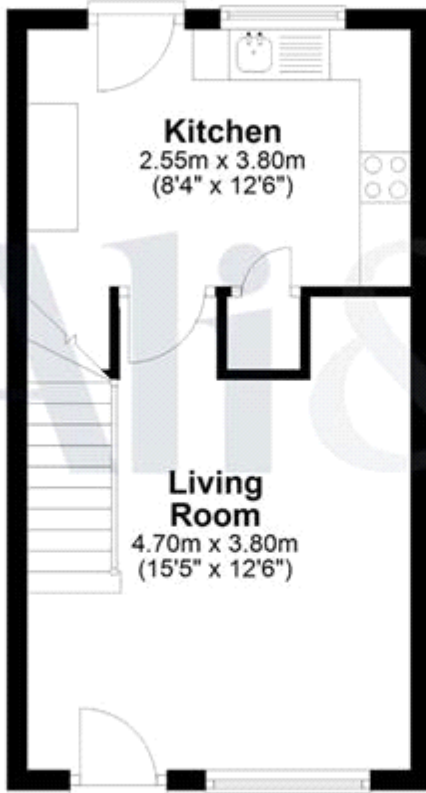






### Ground Floor

Approx. 27.9 sq. metres (300.6 sq. feet)



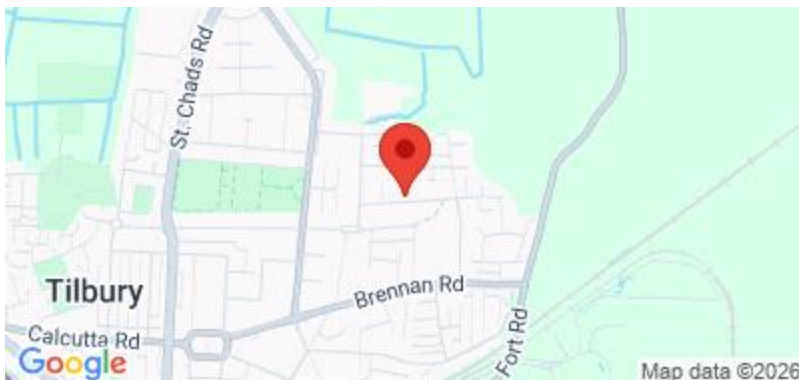
### First Floor

Approx. 28.1 sq. metres (302.7 sq. feet)



Total area: approx. 56.1 sq. metres (603.3 sq. feet)

### Shaw Crescent



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>71</b>	
(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		
<b>England &amp; Wales</b>	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.