



Tunnel Cottages, Grays

£330,000 Freehold

Ali & Co are delighted to present to the market this well-proportioned two-bedroom terraced house, situated in Tunnel Cottages, The Rookery, West Thurrock, RM20.

Ideal investment opportunity | Two bedroom mid terrace home | Available to view now | Generous and versatile living accommodation | No Onward Chain | Spacious Accommodation Arranged Over Two Floors | Two reception rooms |

01375 806786

hello@aliandcoproperty.co.uk

Ali&Co
PROPERTY SERVICES

Two Bedroom Cottage

Ali & Co are delighted to present to the market this well-proportioned two-bedroom terraced house, situated in Tunnel Cottages, The Rookery, West Thurrock, RM20.

Offering approximately 744 sq ft (69.1 sq m) of accommodation arranged over two floors, the property provides a practical and versatile layout, making it an excellent opportunity for first-time buyers, families or investors.

The ground floor features a spacious living room, separate dining room, fitted kitchen and family bathroom. The first floor provides two generously sized bedrooms, together with a useful store cupboard and landing area.

Externally, the property benefits from a private rear garden, providing a good-sized outdoor space with potential for seating, entertaining and family use. The property also enjoys a pleasant residential setting within this established development.

Accommodation Ground Floor

Living Room — 9'11" × 12'
Dining Room — 14'4" × 12'
Kitchen — 9'8" × 12'
Bathroom — 6'3" × 7'4" max
First Floor

Bedroom One — 13'5" × 9' max
Bedroom Two — 10'6" × 12'
Store
Landing
Total Area: approximately 69.1 sq m (744 sq ft)

Key Features

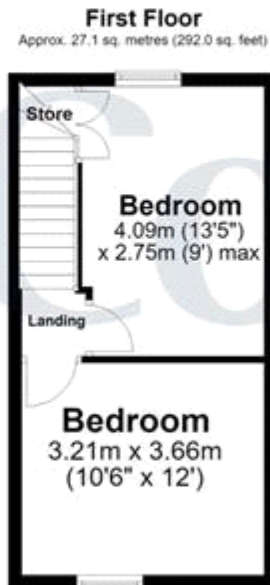
Two-bedroom terraced house
Approximately 744 sq ft
Spacious living room
Separate dining room
Fitted kitchen
Ground-floor bathroom
Two good-sized bedrooms
Private rear garden
Established residential location
Excellent opportunity for first-time buyers or investors
Location: Tunnel Cottages, The Rookery, West Thurrock, RM20

Early viewing is highly recommended. Contact Ali & Co today to arrange your appointment.

Council Tax Band: B (Thurrock Council)
Tenure: Freehold
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains







Total area: approx. 69.1 sq. metres (744.3 sq. feet)
Tunnel Cottages



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	67	69
A		
(81-91)		
B		
(69-80)		
C	67	69
(55-68)		
D		
(39-54)	67	69
E		
(21-38)		
F	67	69
(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.