



East Tilbury Offers in Excess of £340,000





## **ENTRANCE HALL**

Laminate flooring. Staircase rising to first floor.

## **UTILITY LOBBY** 13' 8" x 3' 10" (4.16m x 1.17m)

Radiator. Laminate flooring. Upvc double glazed window to front.

## **SHOWER ROOM**

Obscure Upvc double glazed window to side. Chrome heated towel rail. Corner shower. Low flush WC. Vanity wash basin. Tiled flooring. Tiled splash backs.

## **LOUNGE** 14' 1" x 13' 3" (4.29m x 4.04m)

Upvc double glazed window to front. Radiator. Laminate flooring. Built in under stairs storage.

## **KITCHEN** 15' 11" x 9' 0" (4.85m x 2.74m)

A range of wall mounted white gloss effect upper and lower level units. Recess for dishwasher and washing machine. Wall mounted double oven. Separate halogen hob with extractor canopy over. Brushed steel sink unit inset in to work surface. Tile splash backs. Openings to:

## **CONSERVATORY** 15' 7" x 9' 6" (4.75m x 2.89m)

Brick and Upvc construction with double glazed windows to sides and rear. Radiator. Laminate flooring.

## **FIRST FLOOR LANDING**

Loft access. Laminate flooring.

## **BEDROOM ONE** 12' 10" x 9' 5" (3.91m x 2.87m)

Upvc double glazed window to front. Radiator. Laminate flooring.



## 26 Frome, East Tilbury, Tilbury, Essex, RM18 8TD

### **BEDROOM TWO** 10' 8" x 9' 8" (3.25m x 2.94m)

Upvc double glazed window to rear. Radiator. Laminate flooring.

### **BEDROOM THREE** 9' 9" x 6' 5" max (2.97m x 1.95m)

Upvc double glazed window to front. Radiator. Laminate flooring. Built in over stairs airing cupboard enclosing domestic boiler (not tested).

### **REAR GARDEN**

Outside lighting. Cold water tap. Pedestrian side access. Large immediate paved patio area leading to lawn area with shrub borders. Timber summer house with power. Further timber shed with power.

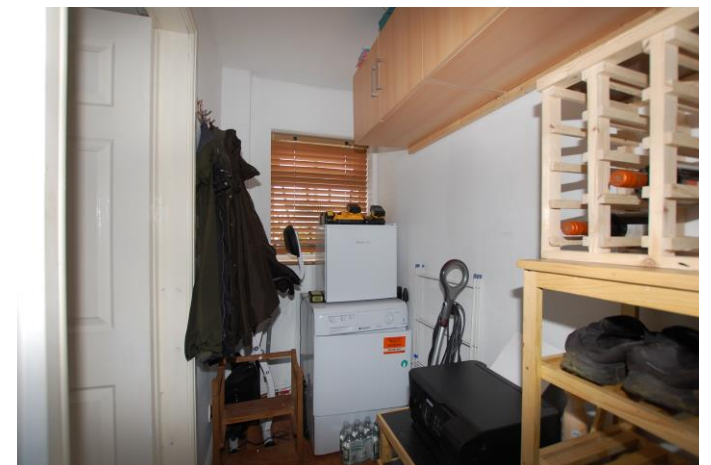
### **FRONTAGE**

Partially enclosed. Lawn area. Remainder being brick paved and provides off road parking.



## AGENTS NOTE

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment.
3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment.
4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin.
5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.





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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.**

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



# Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		