



East Tilbury £365,000



22 Frome, East Tilbury, Essex, RM18 8TD

THIS THREE / FOUR BEDROOM SEMI DETACHED HOUSE HAS THE ADDITIONAL BENEFIT OF BEING EXTENDED TO THE REAR CREATING A LARGE FAMILY LIVING SPACE, SHOWER ROOM, KITCHEN / DINING ROOM AND PLAYROOM OR FOURTH BEDROOM. INTERNAL VIEWING IS RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER. EPC D.

- ❖ SPACIOUS ACCOMMODATION
- ❖ KITCHEN/DINING ROOM
- ❖ UTILITY AREA
- ❖ FAMILY BATHROOM
- ❖ EXTENDED TO THE REAR
- ❖ PLAYROOM/FOURTH BEDROOM
- ❖ SHOWER ROOM
- ❖ WELL EQUIPPED KITCHEN

ENTRANCE HALL

Double glazed entrance door. Double glazed window to flank. Textured ceiling. Central bayonet light fitting. Emulsion walls. Beech coloured laminated flooring. Open plan to.

LOUNGE 18' 4" x 15' 4" (5.58m x 4.67m)

Double glazed window to front. Plaster ceiling. Concealed spot lighting. Emulsion walls. Power point. TV point. Radiator. Beech coloured laminate flooring. Dog leg stairs to first floor. Open plan to.

PLAYROOM / FOURTH BEDROOM 15' 9" x 6' 8" (4.80m x 2.03m)

Double glazed window to front. Plaster ceiling. Concealed spot lighting. Emulsion walls. Power points. Radiator. Beech coloured laminate flooring.

KITCHEN/DINING ROOM 16' 8" x 13' 2" (5.08m x 4.01m)

Double glazed French door to rear. Double glazed window to rear. Plaster ceiling. Concealed spot lighting. Emulsion walls. Range of high gloss eye and base units. Gas hob with stainless steel canopy over. Bosch built in double oven. Butcher block work surfaces. Complimentary splash backs. Stainless steel inset sink unit with chrome mixer taps. Power points. Black granite tiled flooring. Open plan to.

UTILITY AREA.

Plaster ceiling. Concealed spot lighting. Range of high gloss eye and base units. Complimentary butcher block work surfaces. Power points. Black granite tiled flooring.



SHOWER ROOM 6' 11" x 6' 0" (2.11m x 1.83m)

Double glazed window to flank. Plaster ceiling. Concealed spot lighting. Emulsion walls. Chrome towel rail. White three piece suite comprising of vanity wash hand basin with chrome fittings. Concealed cistern WC. Large modern glass shower enclosure with mixer shower over. Grey ceramic tiled flooring.

LANDING

Texture ceiling. Bayonet light fitting. Emulsion walls. Power point. Fitted carpet. Hardwood doors to all rooms.

MASTER BEDROOM 13' 5" x 10' 3" (4.09m x 3.12m)

Double glazed window to the front. Textured ceiling. Bayonet light fitting. Emulsion walls. Power points. Radiator. Beech effect laminate flooring.

BEDROOM TWO 10' 10" x 10' 2" (3.30m x 3.10m)

Double glazed window to the rear. Texture ceiling. Bayonet light fitting. Emulsion walls. Power point. Radiator. Beech coloured laminate flooring.

BEDROOM THREE 8' 0" x 7' 8" (2.44m x 2.34m)

Double glazed window to front. Texture ceiling. Bayonet light fitting. E

BATHROOM

Two double glazed windows to the rear. Texture ceiling. Bayonet light fitting. White ceramic tiled walls. White three piece suite comprising of paneled bath with chrome fittings. Pedestal wash hand basin with chrome fittings. Low flush WC. Radiator. Tiled flooring. Emulsion walls. Power point. Radiator. Beech effect laminate flooring.



FRONT GARDEN

Brick boundaries. Lawn area. Path to entrance and side. Parking for one vehicle.

AGENTS NOTES

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.



22 Frome, East Tilbury, Essex, RM18 8TD



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.



22 Frome, East Tilbury, Essex, RM18 8TD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and po

Properties are given a rating from A (most effici

Properties are also given a score. The higher the bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60