



Asking Price Of £280,000

- ✓ PRIME LOCATION
- ✓ GREAT ROAD LINKS
- ✓ WELL PRESENTED
- ✓ GREAT FIRST TIME HOME

Water Lane, Purfleet, RM19 1GX

CALLING ALL FIRST TIME BUYERS... Ashley Bennett Estate Agents are pleased to bring to the market this delightful TWO bedroom property situated within a PRIME LOCATION within Purfleet. The property has been kept to a lovely standard by the current owners and is offered with NO ONWARD CHAIN. The property has a modern fitted kitchen, well kept rear garden and TWO good sized bedrooms. Call us NOW on 01375 502281 to book your internal viewing...



Property Description

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KITCHEN

15' 3" x 10' 8" (4.65m x 3.25m)

LOUNGE

12' x 10' 7" (3.66m x 3.23m)

MASTER BEDROOM

10' 8" x 8' 9" (3.25m x 2.67m)

BEDROOM 2

12' 1" x 5' 10" (3.68m x 1.78m)

BATHROOM

8' 10" x 4' 4" (2.69m x 1.32m)

AGENTS NOTES

Agents Note - Draft Details - Awaiting Vendors Approval

General Information

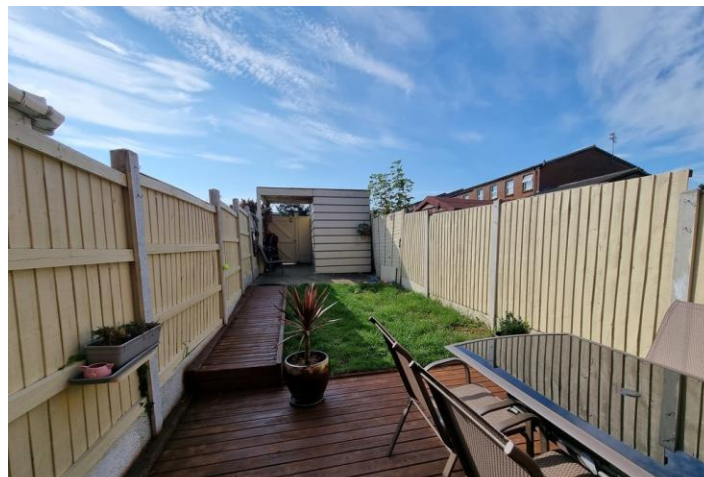
Council Tax Band: B - £1,308



IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.



If floor plans were included, these may not be to scale, and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

LOCAL AUTHORITY

Thurrock Council

POSTCODE FOR SATNAV

RM19 1GX

POSSESSION

Vacant possession upon completion

VIEWING

Viewing strictly by appointment through the Agent.

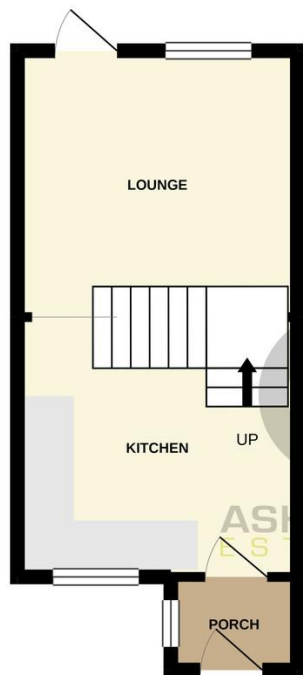
MORTGAGE INFORMATION

Ashley Bennett Estate Agents offers an independent in-house mortgage broker, which is regulated by the Financial Conduct Authority for mortgages, life assurance and general insurance. Our independent advisers will be advised of all offers made. They have a wealth of experience in the highly competitive area of mortgage rates and available products. By arranging an appointment to discuss your requirements, you will receive professional and independent mortgage advice that will be entirely appropriate to your own circumstances, this may well save you money and may even speed up the whole transaction.

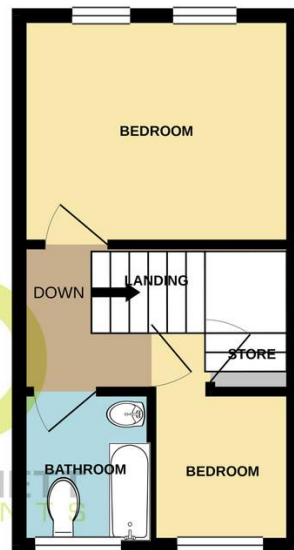
DISCLAIMER

Your home may be repossessed if you do not keep up repayments on a mortgage. Please contact our Independent Financial Adviser on 01375 502281 who is Authorised & Regulated by the Financial Conduct

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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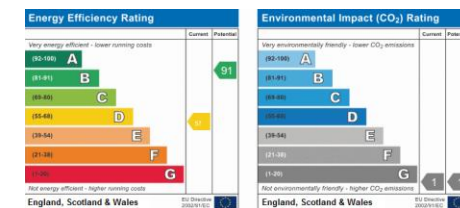
Authority.

SURVEYS

Ashley Bennett Estate Agents can recommend a range of surveys for prospective homebuyers which are undertaken by Chartered Surveyors. They can carry out Building Surveys, Home Buyer Reports or Condition Reports on a wide range of property types. If you would like to arrange a survey on this property or on any other property you might be considering, please contact us on 01375 502281.

RESIDENTIAL LETTINGS & MANAGEMENT

If you already have or are considering purchasing a property to let please contact our office for specialist advice or email info@ashley-bennett.co.uk



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RM17 5EB

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01375 502281
info@ashley-bennett.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.