



Portsea Road, Tilbury, Essex

Guide Price: £230,000 - £250,000

Freehold

Portsea Road, Tilbury, Essex

Property Details:

We are delighted to bring to the market this charming 1 double bedroom house with modern open plan living / dining / kitchen, family bathroom and own private rear garden. The kitchen is brand new only fitted in April this year. Parking to the side with an allocated space. Potential to extend to rear (STPP). Located with easy access to both road and train links, bus services, local amenities, schools and shops. Only a five minutes by car Tilbury Station with the C2C line into Fenchurch Street! Whether you are looking for your first home, down-sizing or for investment this is a must see. For rental purposes the current rent would be approx. £1100pcm. The property also benefits from being sold with NO ONWARD CHAIN!.

Property details:

Entrance to house from a small porch.

Open plan Living / Kitchen: 17'3" x 13'10" Double glazed French doors to rear garden. Wood flooring.. Electric heater. Smooth ceiling. Neutral decor. Stairs to first floor. Open plan to kitchen.

Kitchen area: 13'10" x 5'4" Fitted in April 2023.

Double glazed window to rear garden. Fitted kitchen with ample base and eyelevel units. Stainless steel sink with drainer and mixer tap. Integrated oven and hob with extractor over. Space for washing machine. Space for fridge/freezer. Wood flooring. Neutral decor.

First Floor:

Landing: 11'2" into stairs x 6'8". Fitted carpet. Large storage cupboard/wardrobe and airing cupboard. Access to bedroom, bathroom and loft. (Loft is insulated, boarded and has a light. Good for extra storage space).

Bathroom: 6'6" x 6'2":

Double glazed frosted window to rear aspect. Shower cubicle. Low level W.C. and hand basin. Tile splash back. Fitted carpet. Neutral décor.

Bedroom : 11'3" x 10'0"

Double glazed window to rear aspect. Fitted carpet. Storage heater. Built in wardrobe. Neutral décor.

Outside:

Rear garden: Approx 30' established garden with patio area and the rest mainly laid to lawn with border gardens and establish shrubs and plants..

Parking: Allocated space at side.

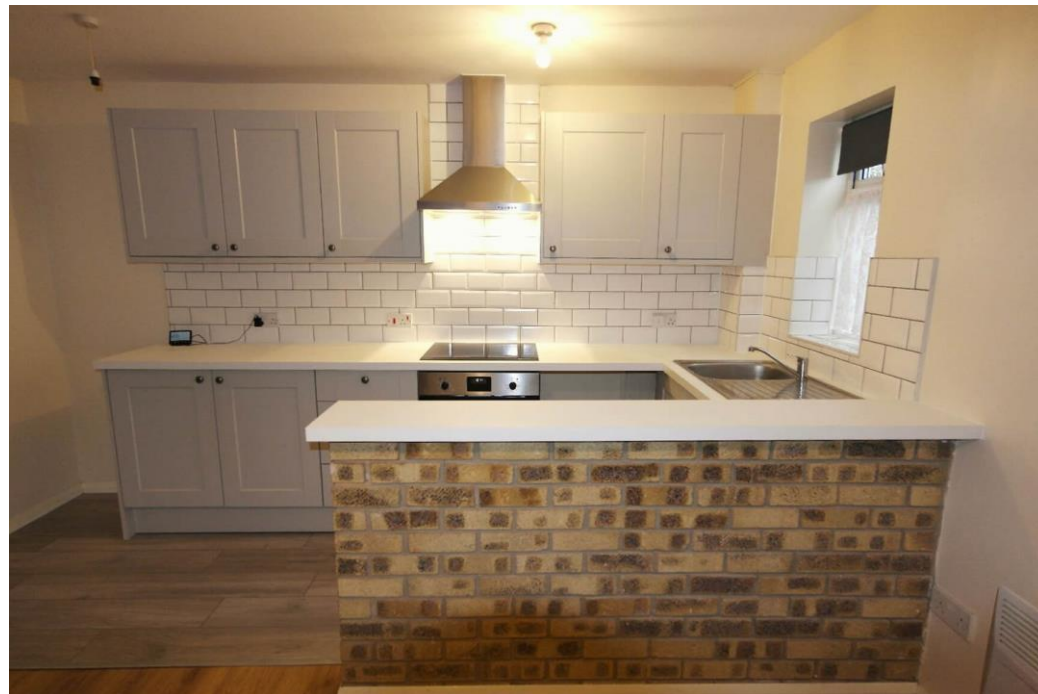
Potential to extend to rear (STPP).

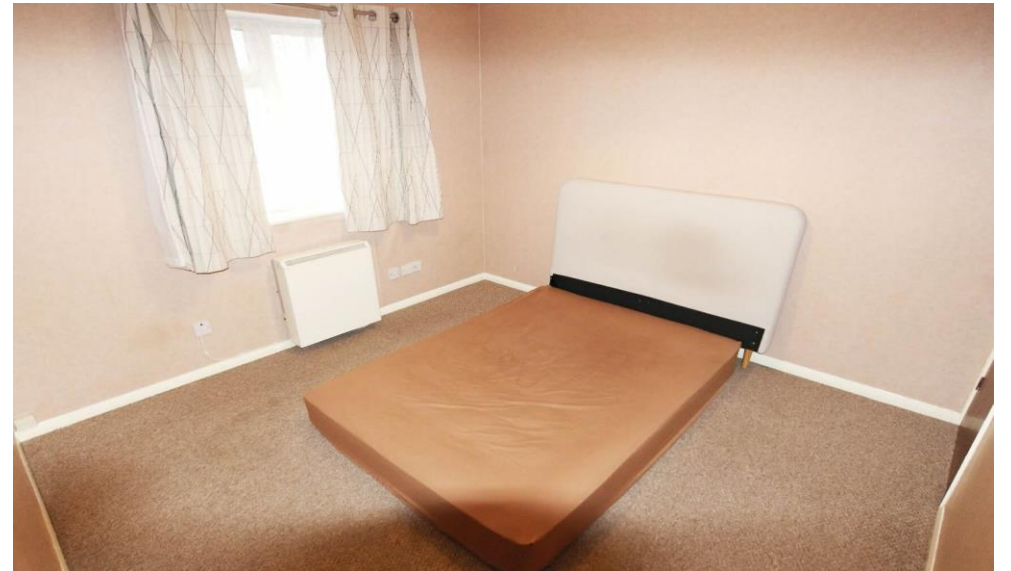
Local Authority: Thurrock Council

Council Tax Band: A

Tenure: Freehold

EPC: E

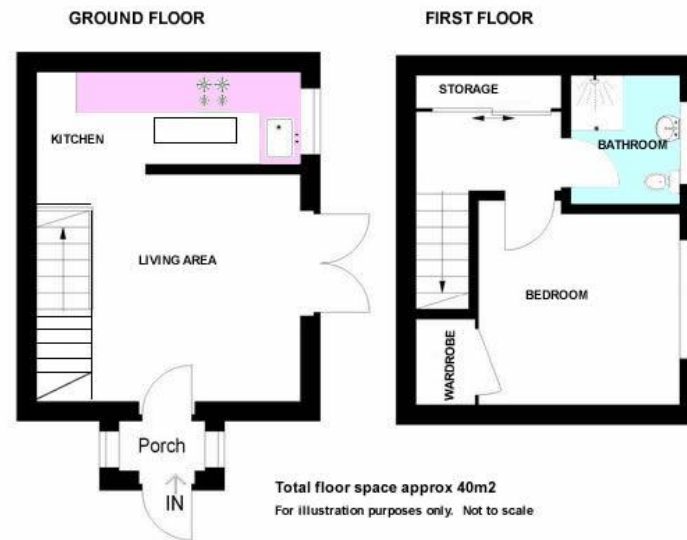




Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



- 1 Double Bedrooms
- Open plan
- New Fitted Kitchen
- Double glazing
- Electric Heating
- Family Bathroom.
- Close to Amenities & Schools
- Good transport links
- Allocated parking space
- Potential to extend (STPP)
- Own private rear garden
- NO ONWARD CHAIN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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