

**To arrange a viewing contact us
today on 01268 777400**



Bata Avenue, Tilbury Offers in excess of £260,000

**** THREE BEDROOMS **** FIRST FLOOR WC **** PARKING **** GOOD SIZED LOUNGE ****

We are delighted to offer this charming three-bedroom semi-detached home, offering well-proportioned accommodation and excellent potential for buyers looking to make a property their own.

Ideally positioned for access to local shops, schools and everyday amenities, the property is also conveniently located for East Tilbury railway station, providing direct services to London Fenchurch Street via the c2c line.

The ground floor comprises a fitted kitchen, comfortable lounge and a useful shower room, providing practical and flexible living space. To the first floor are three well-proportioned bedrooms together with a separate WC.

Externally, the property benefits from a rear garden, providing a private outdoor space suitable for relaxing, entertaining and family use.

With its character, practical layout and convenient location, this property represents an appealing opportunity for buyers seeking a home in an established and well-connected residential area, with scope to personalise and create a home to suit individual tastes.

Please note that we understand the property is Grade II listed and is situated within a conservation area. Prospective purchasers are advised to make their own enquiries regarding any restrictions, consents or obligations that may apply.

Entrance Hall

Lounge

13'2 x 11'9 (4.01m x 3.58m)

Kitchen

13'2 x 7'6 (4.01m x 2.29m)

Shower Room

First Floor Landing

Bedroom One

13'6 x 10'0 (4.11m x 3.05m)

Bedroom Two

10'11 x 7'4 (3.33m x 2.24m)

Bedroom Three

7'7 x 6'6 (2.31m x 1.98m)

Seperate WC

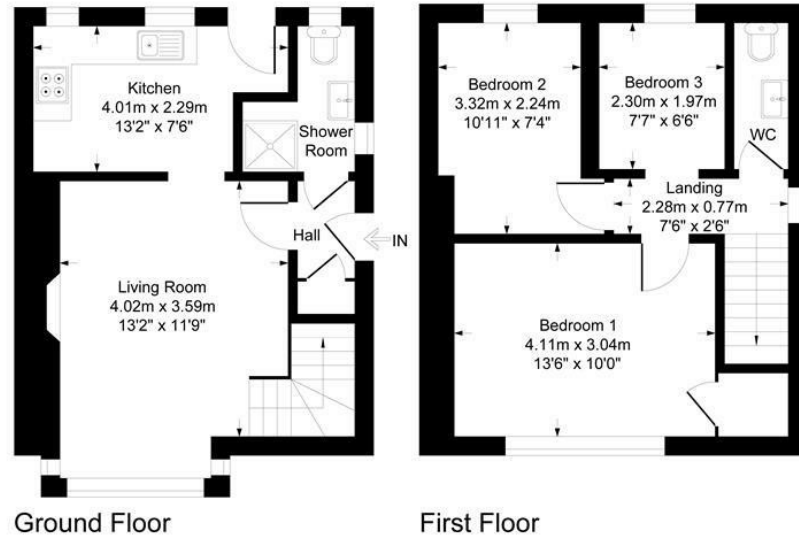
Externally

Rear Garden

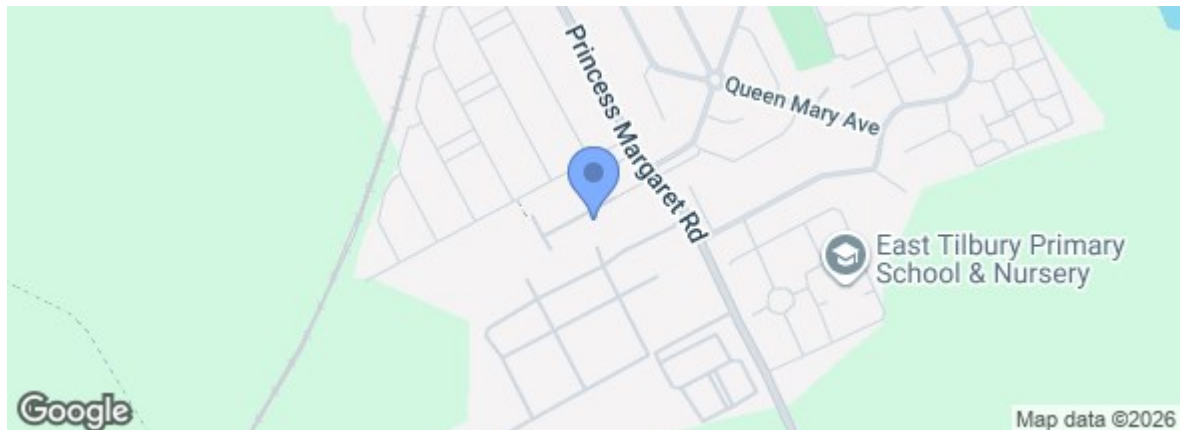
Large Frontage With Parking

16 Bata Avenue

Approximate Gross Internal Floor Area = 69.1 sq m / 744 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.