



## Bata Mews, Tilbury

**£385,000** Freehold

Ali & Co are delighted to present to the market this FANTASTIC MODERN THREE BEDROOM family home on Bata Mews East Tilbury, being offered with NO ONWARD CHAIN.

Balcony | Close to schools | Close To Station | Ensuite Master Bedroom | Great School Catchment | Modern Living | Car Port | CHAIN FREE | Solar Panels |

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**Ali&Co**  
PROPERTY SERVICES

## FANTASTIC THREE BEDROOM FAMILY HOME

Ali & Co are delighted to present to the market this FANTASTIC MODERN THREE BEDROOM family home on Bata Mews East Tilbury , being offered with NO ONWARD CHAIN.

**LOCATION:** The property is located on the new development Bata Mews, in an ideal position within close proximity to East Tilbury Train C2C station, East Tilbury primary School and local shops are both within walking distance to the property.

**ACCOMMODATION:** The property offers excellent spacious accommodation including a downstairs WC and Master bedroom with en-suite.

**BEDROOMS:** The property has three good size double bedrooms, master bedroom having the bonus of having an En-suite.

**SPACIOUS LIVING:** The property is a fantastic size , there is a spacious open plan kitchen , dining area and large separate lounge. and Three double bedrooms.

**MODERN FEATURES:** The Property is well presented throughout , with great design features including a Balcony and secluded front gated entrance.

**EXTERNALLY:** The property has gated parking with Carport, and a good size garden.

The property is well presented throughout , please call today to arrange a viewing.

Council Tax Band: C (Thurrock Council)

Tenure: Freehold

### **Kitchen/diner**

w: 5.6m x l: 2.9m x h: 2.5m (w: 18' 4" x l: 9' 6" x h: 8' 2")

### **Lounge**

w: 3.34m x l: 3.89m x h: 2.5m (w: 10' 11" x l: 12' 9" x h: 8' 2")

### **Bedroom 1**

w: 3.59m x l: 3.66m x h: 2.5m (w: 11' 9" x l: 12' x h: 8' 2")

### **Bedroom 2**

w: 3.34m x l: 2.47m x h: 2.5m (w: 10' 11" x l: 8' 1" x h: 8' 2")

### **Bedroom 3**

w: 3.32m x l: 3.03m x h: 2.5m (w: 10' 11" x l: 9' 11" x h: 8' 2")







Total area: approx. 85.7 sq. metres (922.3 sq. feet)  
**Bata Mews**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.