



## Jarrah Cottages, Purfleet

**£275,000** Freehold

**SOLD**

Ali & Co are delighted to bring on to the market this fantastic TWO BEDROOM Cottage located in Purfleet-On-Thames, Jarrah Cottages.

Close Proximity To Lakeside Shopping Centre | Close to schools | Close To Station | Double Bedrooms | Double Glazing | Gas Central Heating | Two Bedroom Cottage | Maintained Garden | Access to parking |

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**Ali&Co**  
PROPERTY SERVICES



## FANTASTIC TWO BEDROOM COTTAGE

Ali & Co are delighted to bring on to the market this fantastic TWO BEDROOM Cottage located in Purfleet-On-Thames, Jarrah Cottages. This property offers excellent accommodation with dining room, lounge, spacious kitchen with access to a low maintenance garden and access to parking.

Upstairs you are met with two great size bedrooms and main bathroom.

A very well positioned property being close to C2C Train Station a short commute to central london, lakeside shopping centre and all local amenities/ schools.

Internal viewings highly recommended.

Council Tax Band: B (Thurrock Council)

Tenure: Freehold



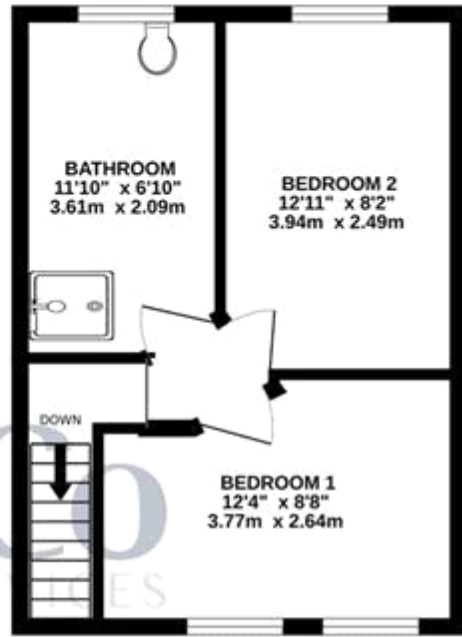




GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
306 sq.ft. (28.5 sq.m.) approx.



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PROPERTY SERVICES

TOTAL FLOOR AREA : 790 sq.ft. (73.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</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		
	59	83
<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.