

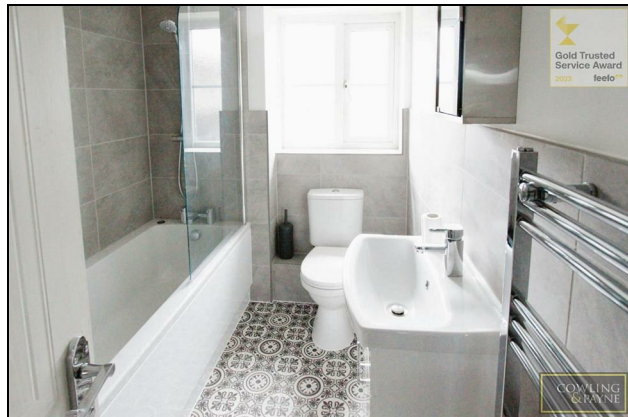
RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

# COWLING & PAYNE



Wraysbury Drive, Basildon  
£1,395 PCM

\*CPO9376\* COWLING & PAYNE ARE DELIGHTED TO OFFER, THIS EXCEPTIONALLY WELL PRESENTED TWO-BEDROOM HOUSE WITH GARAGE. THE PROPERTY BENEFITS FROM A CONTEMPORARY KITCHEN AND BATHROOM. ADVANTAGEOUSLY, SITUATED IN THE POPULAR LOCATION OF 'STEEPLE VIEW'. AVAILABLE JUNE 2025. EPC RATING C.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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& PAYNE

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