

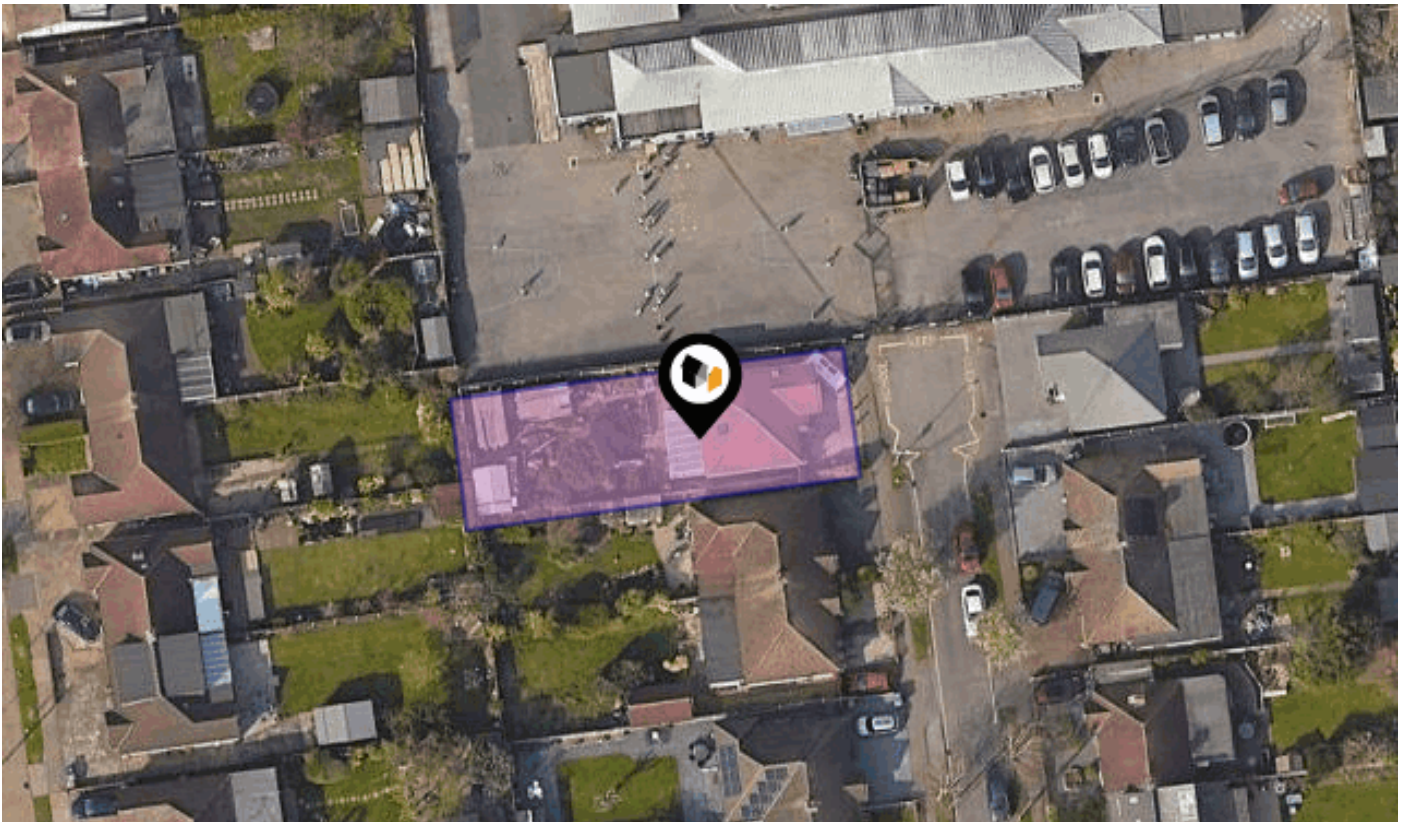


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# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

**Monday 11<sup>th</sup> March 2024**



## CULFORD ROAD, GRAYS, RM16

### Griffin

4-6 Queensgate Centre, Orsett Road, Grays, Essex RM17 5DF

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www.griffingroup.co.uk

# Property Overview



## Property

<b>Type:</b>	Detached House	<b>Last Sold £/ft<sup>2</sup>:</b>	£208
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	721 ft <sup>2</sup> / 67 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£1,735		
<b>Title Number:</b>	EX625494		
<b>UPRN:</b>	100090722696		

## Local Area

<b>Local Authority:</b>	Thurrock	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)		
<b>Conservation Area:</b>	No	<b>11</b>	<b>67</b>	<b>1000</b>
<b>Flood Risk:</b>		mb/s	mb/s	mb/s
• Rivers & Seas	Very Low			
• Surface Water	High			

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Property EPC - Certificate



Energy rating

E

Valid until 17.07.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	54   E	
39-54	E		
21-38	F		
1-20	G		

# Property

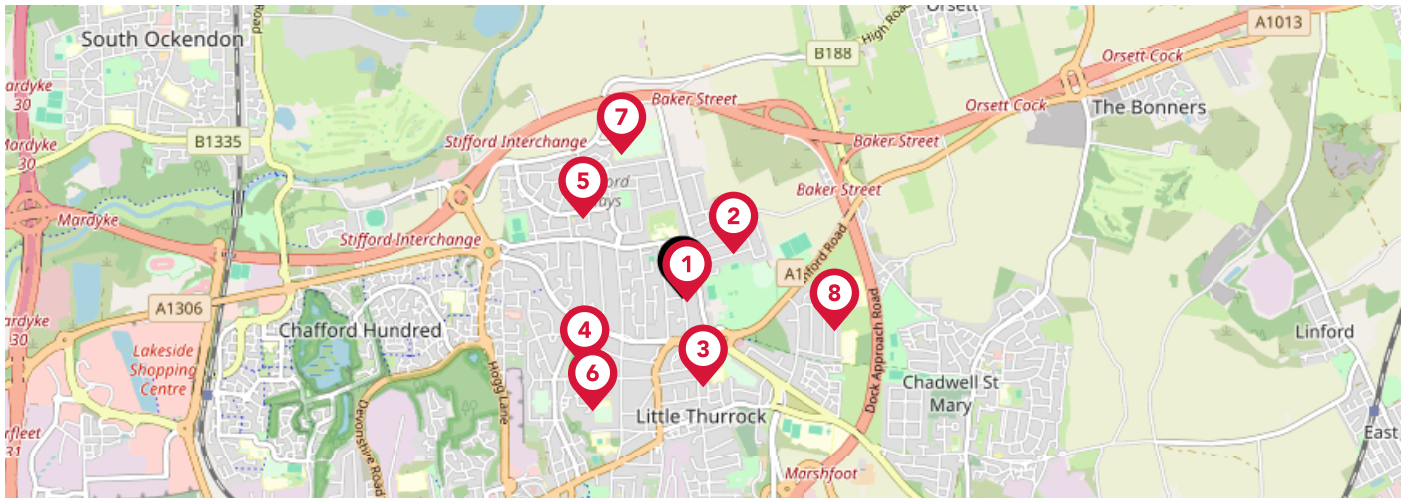
## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	Detached bungalow
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick as built no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 70% of fixed outlets
<b>Floors:</b>	Suspended no insulation (assumed)
<b>Total Floor Area:</b>	67 m <sup>2</sup>

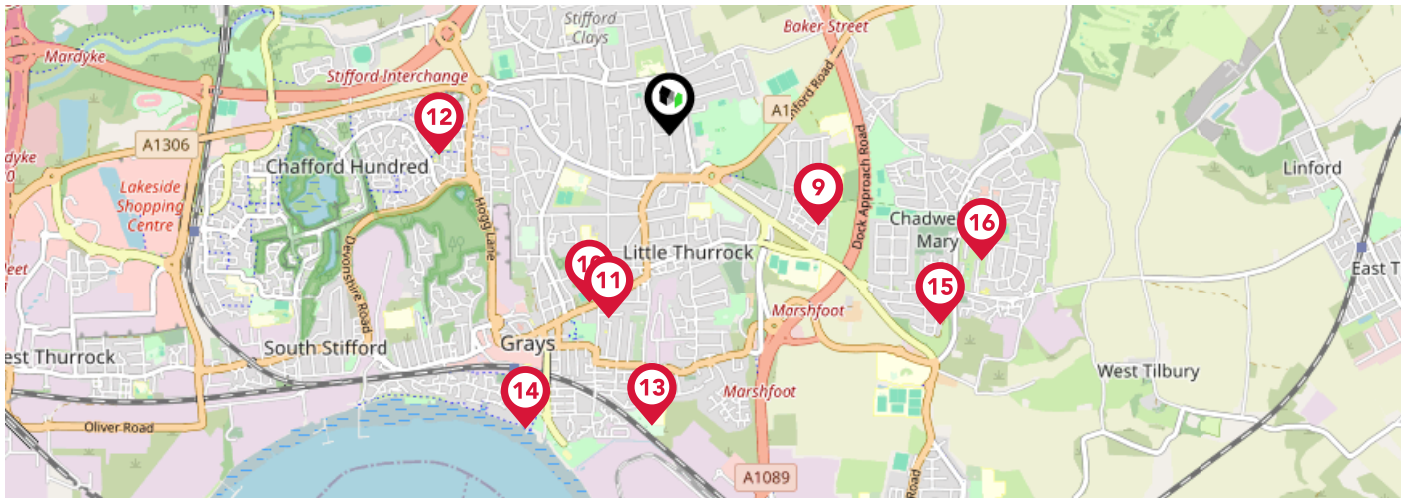
# Area Schools











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Deneholm Primary School</b> Ofsted Rating: Good   Pupils: 413   Distance:0.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Orsett Heath Academy</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Little Thurrock Primary School</b> Ofsted Rating: Inadequate   Pupils: 676   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Hathaway Academy</b> Ofsted Rating: Good   Pupils: 862   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Stifford Clays Primary School</b> Ofsted Rating: Good   Pupils: 694   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Thomas of Canterbury Catholic Primary School</b> Ofsted Rating: Good   Pupils: 608   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>William Edwards School</b> Ofsted Rating: Requires Improvement   Pupils: 1266   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Treetops School</b> Ofsted Rating: Outstanding   Pupils: 309   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



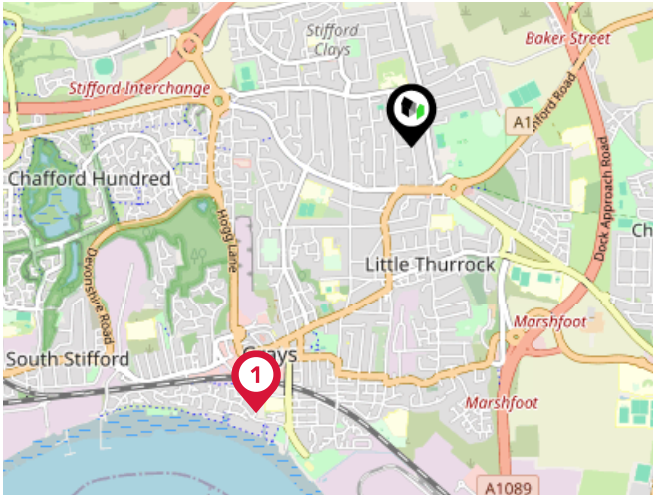
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Woodside Academy</b> Ofsted Rating: Good   Pupils: 669   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grays Convent High School</b> Ofsted Rating: Good   Pupils: 643   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Quarry Hill Academy</b> Ofsted Rating: Outstanding   Pupils: 541   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tudor Court Primary School</b> Ofsted Rating: Good   Pupils: 857   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thameside Primary School</b> Ofsted Rating: Good   Pupils: 818   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thames Park Secondary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chadwell St Mary Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Herringham Primary Academy</b> Ofsted Rating: Good   Pupils: 413   Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

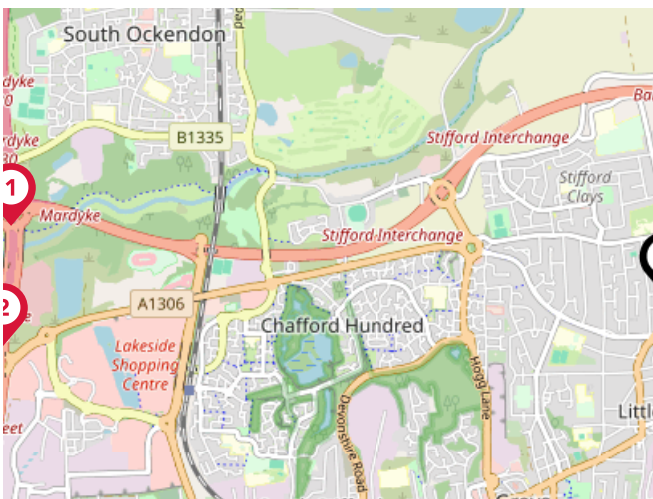
# Area

## Transport (National)



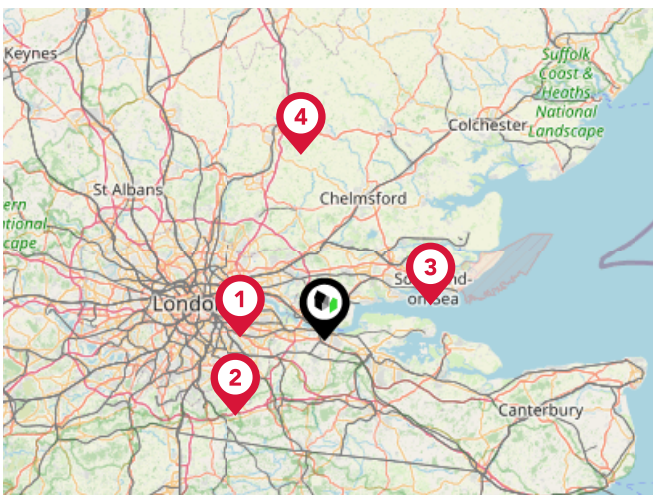
### National Rail Stations

Pin	Name	Distance
1	Grays Rail Station	1.42 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J30	3.03 miles
2	M25 J31	3.06 miles
3	M25 J29	5.96 miles

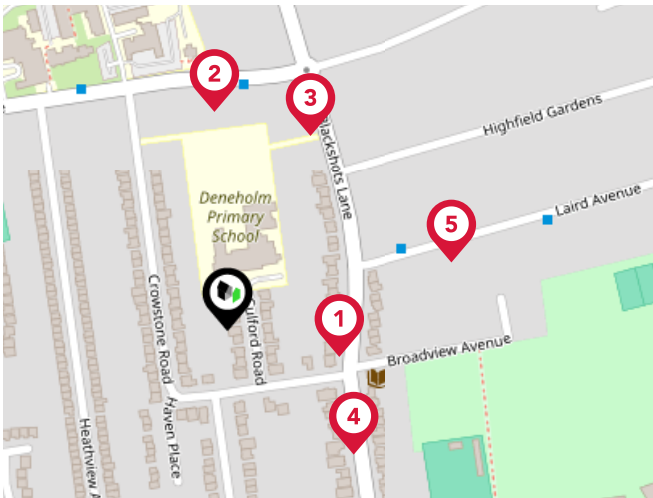


### Airports/Helipads

Pin	Name	Distance
1	London City Airport	12.44 miles
2	Biggin Hill Airport	17.26 miles
3	London Southend Airport	16.52 miles
4	London Stansted Airport	27.64 miles

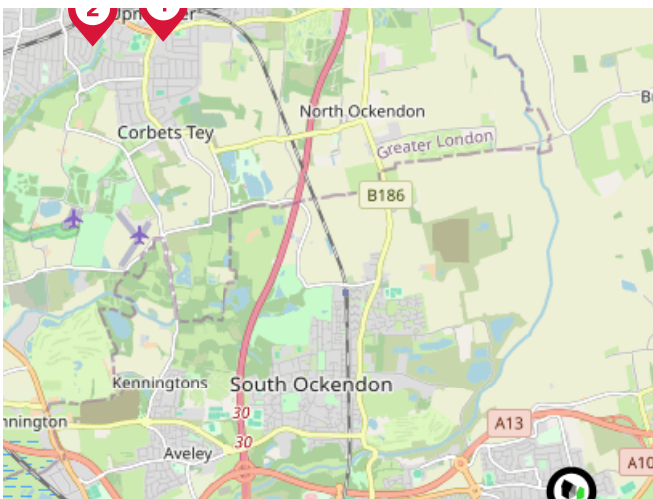
# Area

## Transport (Local)



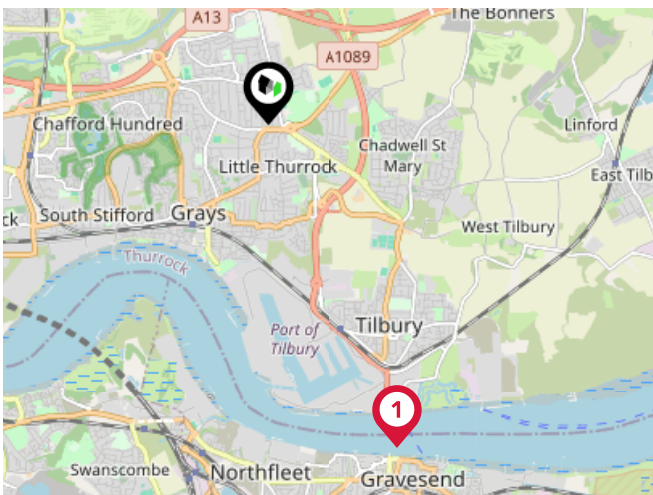
### Bus Stops/Stations

Pin	Name	Distance
1	Library	0.07 miles
2	Thurrock Community Hospital	0.13 miles
3	Long Lane	0.12 miles
4	Library	0.1 miles
5	Laird Avenue	0.14 miles



### Local Connections

Pin	Name	Distance
1	Upminster Underground Station	5.87 miles
2	Upminster Bridge Underground Station	6.28 miles



### Ferry Terminals

Pin	Name	Distance
1	Tilbury Ferry Terminal	3.22 miles
2	Woolwich Arsenal Pier	11.54 miles





### Griffin

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Griffin are different to other local estate agents in Essex. We conduct our business with a genuine interest in Essex, caring about their local community and getting the best possible price for you.

Griffin have been selling houses locally for over 15 years and have built up an excellent reputation amongst Essex residents.

For those looking to sell their home locally, Griffin offers a free valuation service that allows us to honestly advise sellers on the best price at which to market their home. From there, a dedicated property manager will take care of all viewings and offers to ensure that the process is as stress-free as possible.



### Testimonial 1



Every member of the team I dealt with were amazing (Ellie, Demi, Lorna). Our situation was a tricky one with a lot of emotion so to deal with such lovely humans made our process very positive. Information was shared very promptly which allowed my family and I to focus on the other tricky parts of moving property at short notice. Thank you all so much.

### Testimonial 2



What a breath of fresh air this agency is. Great staff and communication and Alana was always there to help and reply to any advice that we needed. She really did make our experience so much more simple

### Testimonial 3



I'd like to say a big thank you to Robbie. Who helped me and my partner with everything. He was very professional, polite and charismatic. Would definitely recommend Griffin's to friends and Family looking for a home.

### Testimonial 4



Perfect and fully professional service. Abi Taylor is the best real property agent I have ever met in my life. Jane Tolentino is the best mortgage specialist I have ever seen. Great team!



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# Griffin

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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Valuation Office  
Agency

