



# GRIFFIN

THE PROPERTY PEOPLE



## Bankfoot

Badgers Dene, Grays, RM17 5HY

Asking price £315,000

\*\*\*\* IDEAL FOR FIRST TIME BUYERS \*\*\*\* NO ONWARD CHAIN \*\*\*\* OFF STREET PARKING \*\*\*\*

Griffin are delighted to have the opportunity to offer for sale this extremely well presented two bedroom mid terrace house situated in the ever so popular area of Badgers Dene, Grays. The property benefits from UPVC double glazed windows & doors, gas central heating (untested by Griffin), spacious kitchen leading to low maintenance rear garden with back access, off street parking and modern fully tiled family shower room.

Bankfoot is situated within close proximity to Grays Town Centre & Grays mainline train station with access to Intu Lakeside Shopping Centre & London Fenchurch Street via C2C railway services, Local amenities can be found within a short walk as well as Belmont Castle Academy.

Call the sales team today....

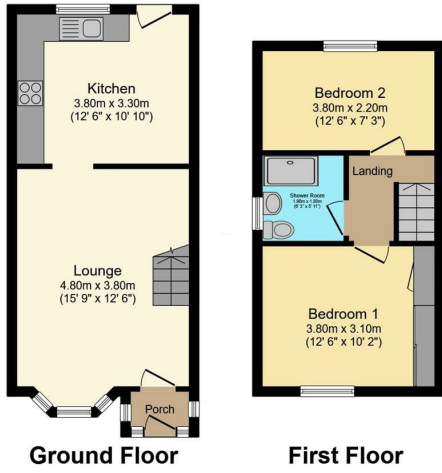
- Off Street Parking
- Two Double Bedroom
- Mid Terrace House
- Modern Shower Room
- Kitchen/Breakfast Room
- Great Location
- EPC: D58

### Viewing

Please contact our Grays Sales Office on 01375 397872 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan



# Area Map



# Energy Efficiency Graph

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

Total floor area 61.0 m<sup>2</sup> (657 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.