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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 21st March 2024



POUND LANE, BOWERS GIFFORD, BASILDON, SS13

Griffin

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

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Property Overview



Property

Type:	Detached	Last Sold £/ft²:	£96
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,162 ft ² / 108 m ²		
Plot Area:	0.1 acres		
Year Built :	1976-1982		
Council Tax :	Band F		
Annual Estimate:	£2,868		
Title Number:	EX227616		
UPRN:	100090258097		

Local Area

Local Authority:	Essex	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	6	80	-
Flood Risk:		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

Pound Lane, Bowers Gifford, SS13

Energy rating

D

Valid until 14.02.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

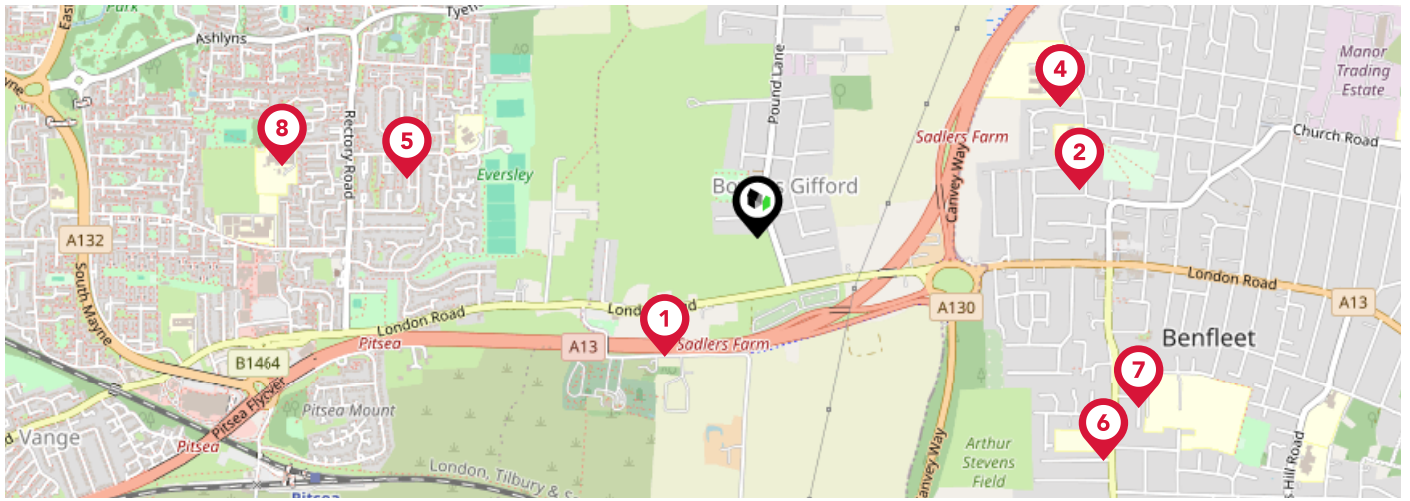
Property

EPC - Additional Data

Additional EPC Data

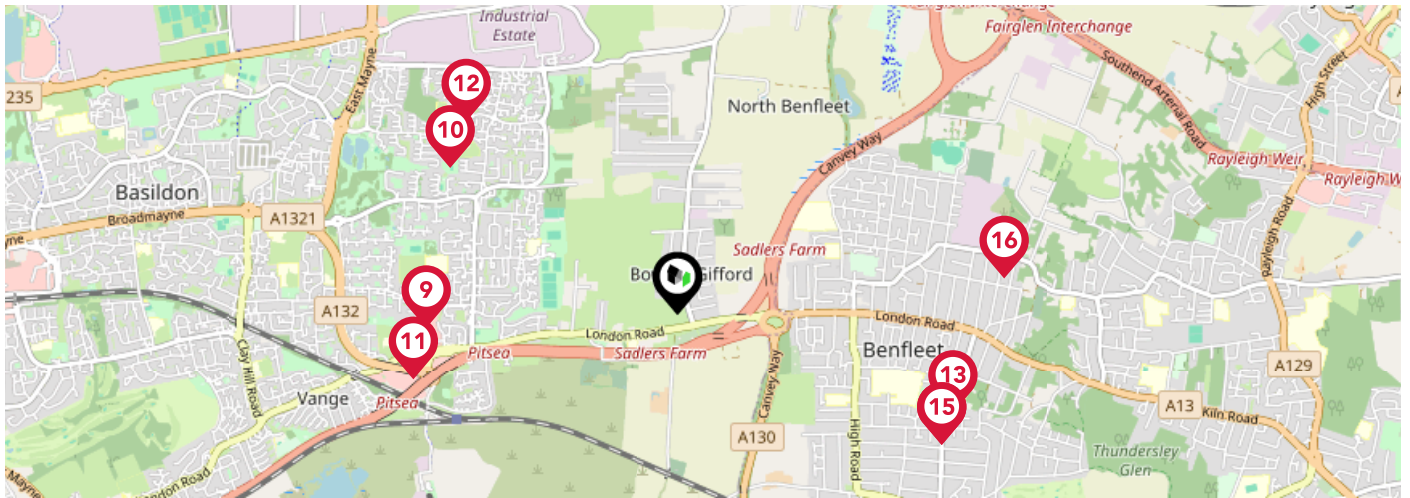
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	108 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 St Margaret's Church of England Academy, Bowers Gifford Ofsted Rating: Good Pupils: 257 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Woodham Ley Primary School Ofsted Rating: Good Pupils: 254 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Montgomerie Primary School Ofsted Rating: Good Pupils: 190 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Glenwood School Ofsted Rating: Outstanding Pupils: 222 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Eversley Primary School Ofsted Rating: Good Pupils: 420 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Jotmans Hall Primary School Ofsted Rating: Good Pupils: 311 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 The Appleton School Ofsted Rating: Good Pupils: 1606 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Northlands Primary School and Nursery Ofsted Rating: Good Pupils: 640 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

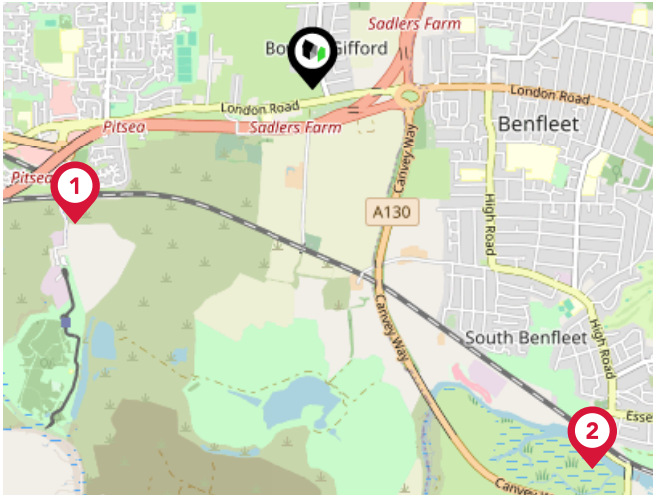
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 The Basildon Upper Academy Ofsted Rating: Requires Improvement Pupils: 511 Distance: 1.16</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Briscoe Primary School & Nursery Academy Ofsted Rating: Good Pupils: 373 Distance: 1.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Maple Grove Primary School Ofsted Rating: Good Pupils: 277 Distance: 1.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Felmore Primary School Ofsted Rating: Good Pupils: 416 Distance: 1.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Holy Family Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 206 Distance: 1.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Kents Hill Junior School Ofsted Rating: Good Pupils: 361 Distance: 1.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Kents Hill Infant Academy Ofsted Rating: Outstanding Pupils: 254 Distance: 1.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 The Robert Drake Primary School Ofsted Rating: Outstanding Pupils: 316 Distance: 1.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

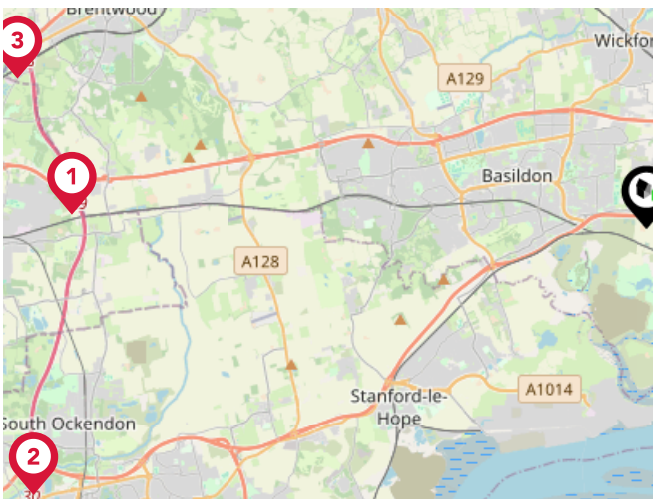
Area

Transport (National)



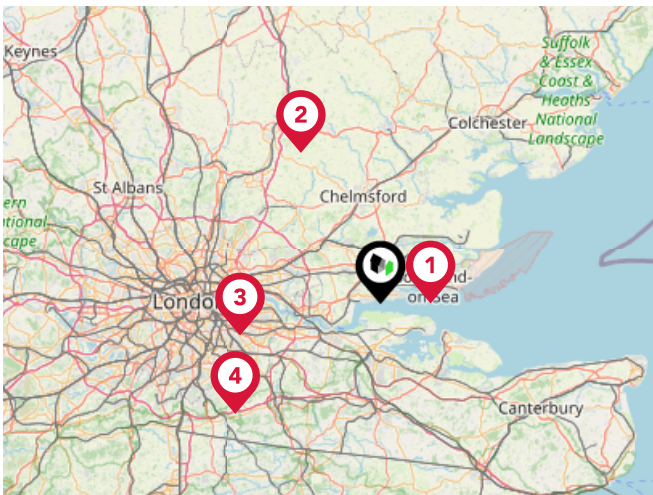
National Rail Stations

Pin	Name	Distance
1	Pitsea Rail Station	1.25 miles
2	Benfleet Rail Station	2.18 miles
3	Wickford Rail Station	3.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J29	10.62 miles
2	M25 J30	12.33 miles
3	M25 J28	11.94 miles



Airports/Helipads

Pin	Name	Distance
1	London Southend Airport	7.36 miles
2	London Stansted Airport	25.08 miles
3	London City Airport	21.22 miles
4	Biggin Hill Airport	27 miles

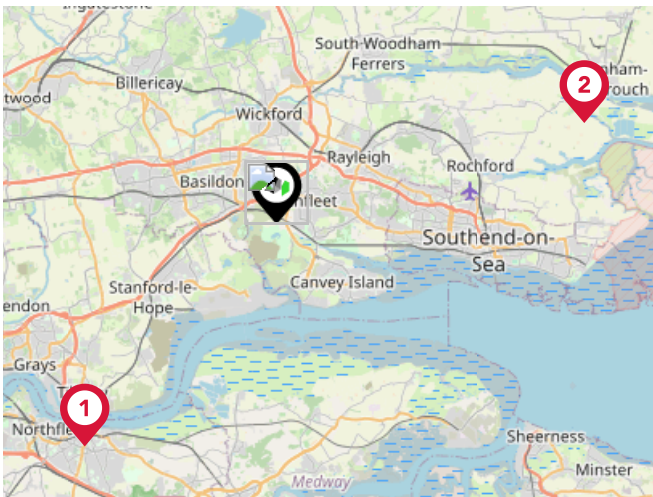
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kelly Road	0.03 miles
2	Kelly Road	0.05 miles
3	Canvey Road	0.1 miles
4	Canvey Road	0.12 miles
5	Bowers Court Drive	0.11 miles



Ferry Terminals

Pin	Name	Distance
1	Tilbury Ferry Terminal	10.86 miles
2	Wallasea Island Ferry Landing	11.92 miles



Griffin

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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