



**Kempsters**  
ESTATE AGENTS

2 Broadlands  
Badgers Dene Grays RM17 5HZ

1 1 1

Asking price  
**£250,000**



**This lovely one bedroomed house is situated in a popular location within walking distance of Grays town centre and is offered with no onward chain. Features include a bright lounge, new fitted garden, double bedroom, stylish new bathroom, sunny south facing garden plus allocated parking space.**



- Electric Heating
- Double Glazing
- Bright Lounge 15'2 x 8'1
- New Fitted Kitchen 12'2 x 6'
- Stylish New Bathroom
- Double Bedroom 15'3 x 9'10
- Sunny South Facing Rear Garden
- Allocated Parking Space At Rear
- No Onward Chain



## ENTRANCE

Partially opaque double glazed door leads to:

## LOUNGE

15'2 x 8'1 (4.57m'0.61m x 2.44m'0.30m)

Double glazed patio doors lead to garden, smooth plastered ceiling, access to first floor, fitted meter cupboard, wall mounted electric heater, power points, laminate floor. Open plan to:

## FITTED KITCHEN

12'2 x 6' (3.66m'0.61m x 1.83m')

Double glazed window, smooth plastered ceiling, range of fitted units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and extractor, appliance spaces, partly tiled walls, power points.

## FIRST FLOOR LANDING

Smooth plastered ceiling, wall mounted electric heater, fitted carpet.

## BEDROOM

15'3 x 9'10 (4.57m'0.91m x 2.74m'3.05m)

Double glazed window, smooth plastered ceiling, large built-in wardrobe with mirrored doors, power points, fitted carpet.

## BATHROOM

Opaque double glazed window, smooth plastered ceiling, suite comprising bath with independent shower unit above, pedestal wash hand basin and low flush toilet, tiled walls.

## REAR GARDEN

Laid to patio with fence and wall surround.

## PARKING

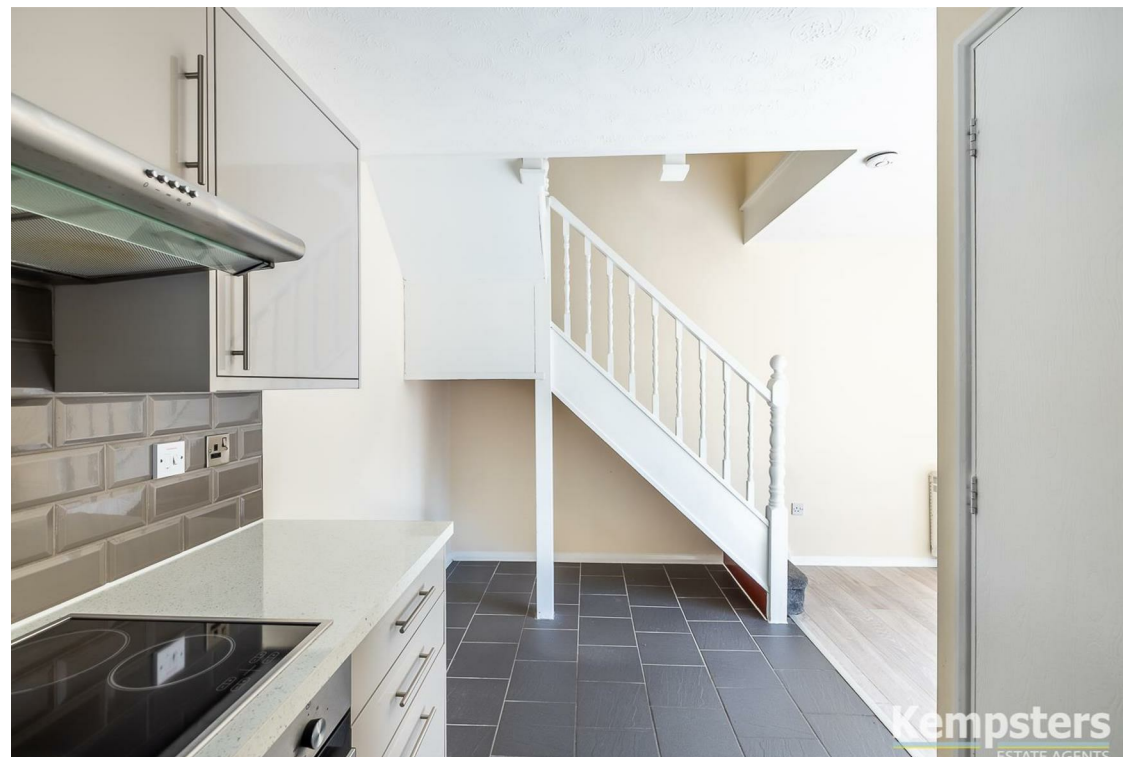
Allocated parking space at rear.











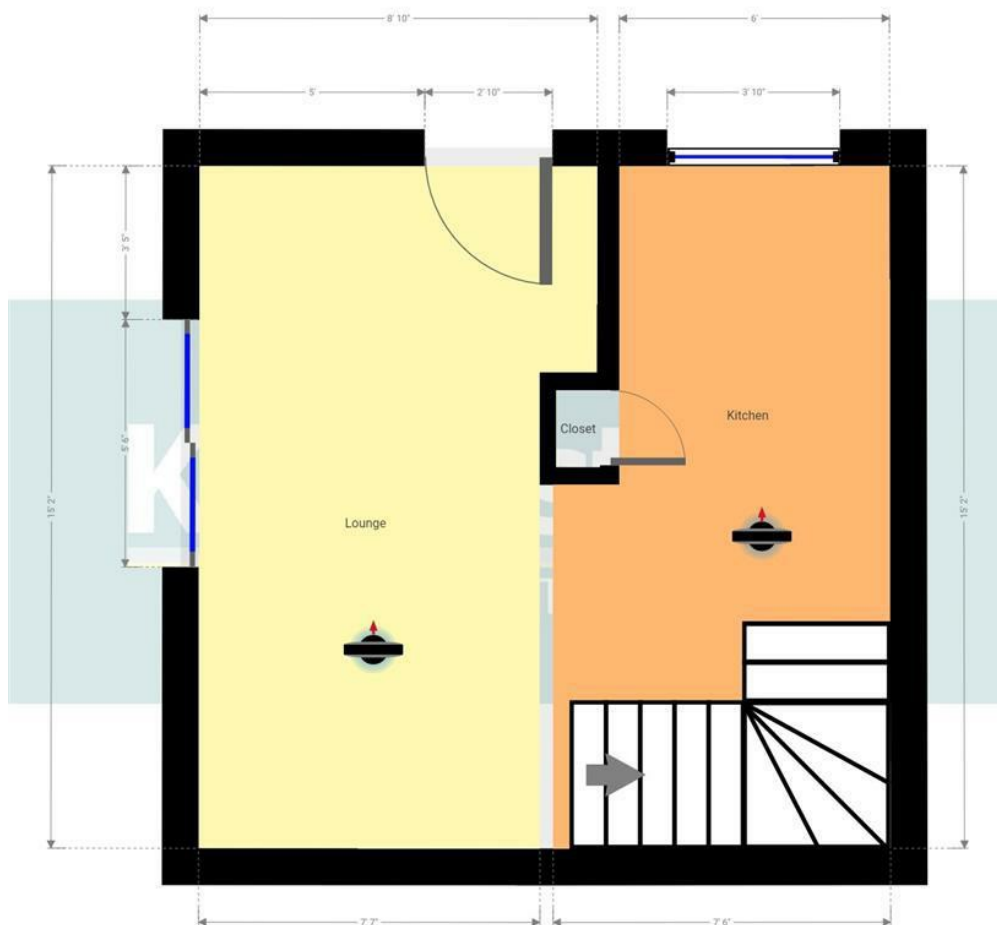




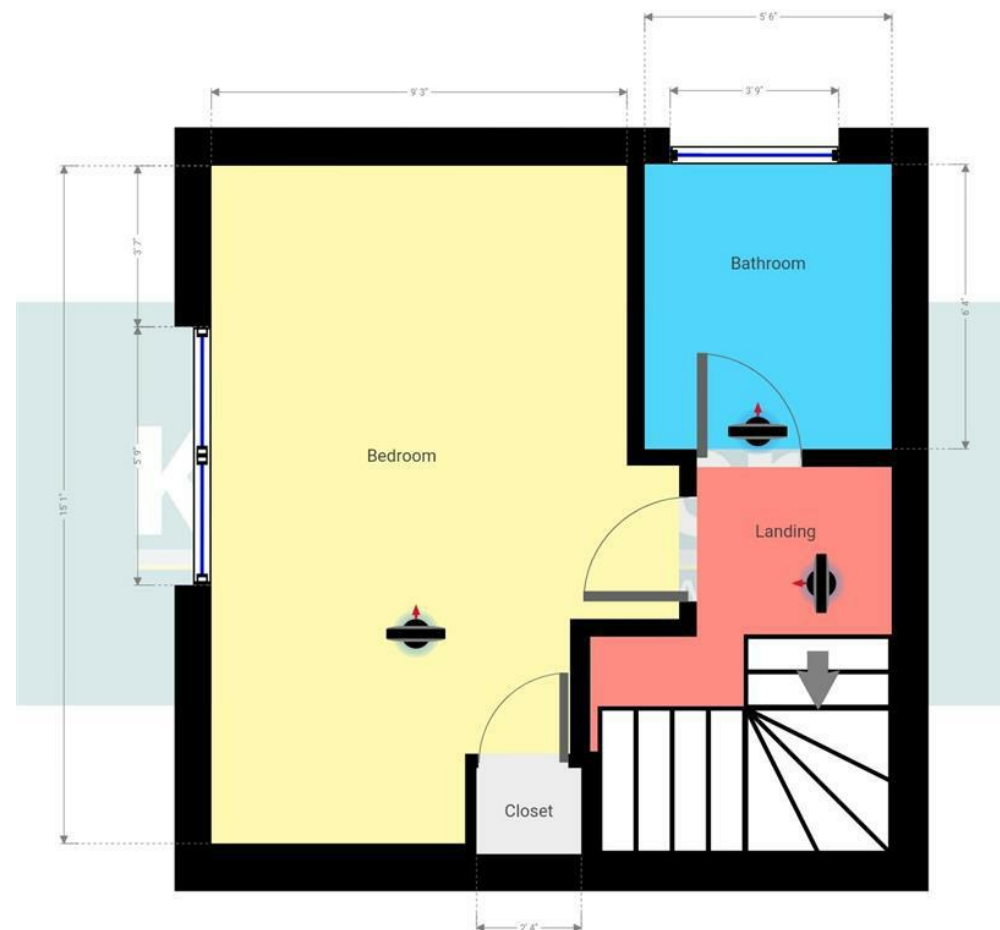








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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (82 plus) <b>A</b> (81-81) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b> (81-81) <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 environmentally friendly - higher CO <sub>2</sub> emissions	
	91		
	59		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	