



Kempsters

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ESTATE AGENTS

63 Curling Lane  
Badgers Dene Grays RM17 5JJ



Offers in excess of  
**£250,000**



**This one bedroom house is situated on the sought after estate of Badgers Dene and only a 10 minute walk to Grays C2C. It features a stylish open plan ground floor living area and kitchen, a lovely garden and patio, one large bedroom and a bathroom.**



- Gas Central Heating
- Double Glazing
- Open Plan Lounge & Stylish Kitchen
- Large Bedroom
- Bathroom
- Lovely Rear Garden with Patio Area
- Front Garden
- Parking for Two Cars
- Council Tax Band B





## ENTRANCE & PORCH

The main entrance door leads into a porch which has a small cupboard and door leading into:-

## LIVING AREA & KITCHEN

15'3 x 15'3 (4.65m x 4.65m)

Textured ceiling with smooth painted walls, wooden flooring, double glazed window to side aspect, radiator, spiral staircase leading to 1st floor and, kitchen area which consists of a range of white wall and base units with contrasting work surface, electric hob and built in electric oven, stainless steel sink with mixer tap, space for washing machine, built in fridge and freezer. From the lounge, double glazed doors lead out to:-

## REAR GARDEN

Lovely garden with mature trees and shrubs and a shed at the end.

## LANDING

Textured ceiling with smooth painted and one papered wall, wooden floor, loft access and doors leading into:-

## BEDROOM

15'2 x 9'4 reducing to 5'2 (4.62m x 2.84m reducing to 1.57m)

Textured ceiling with painted and one papered wall, wooden flooring, double glazed window to rear, radiator and built in cupboard.

## BATHROOM

6'6 x 5'7 (1.98m x 1.70m)

Textured ceiling with tiled walls, wooden flooring, double glazed window to side aspect, radiator, panel bath with mixer shower over with shower curtain, hand basin with cupboard below and low flush toilet.

## EXTERIOR

At the front of the property there is a garden area with mature trees and shrubs and parking for two cars.

## PROPERTY INFORMATION

Council Tax Band B

Combination gas boiler.



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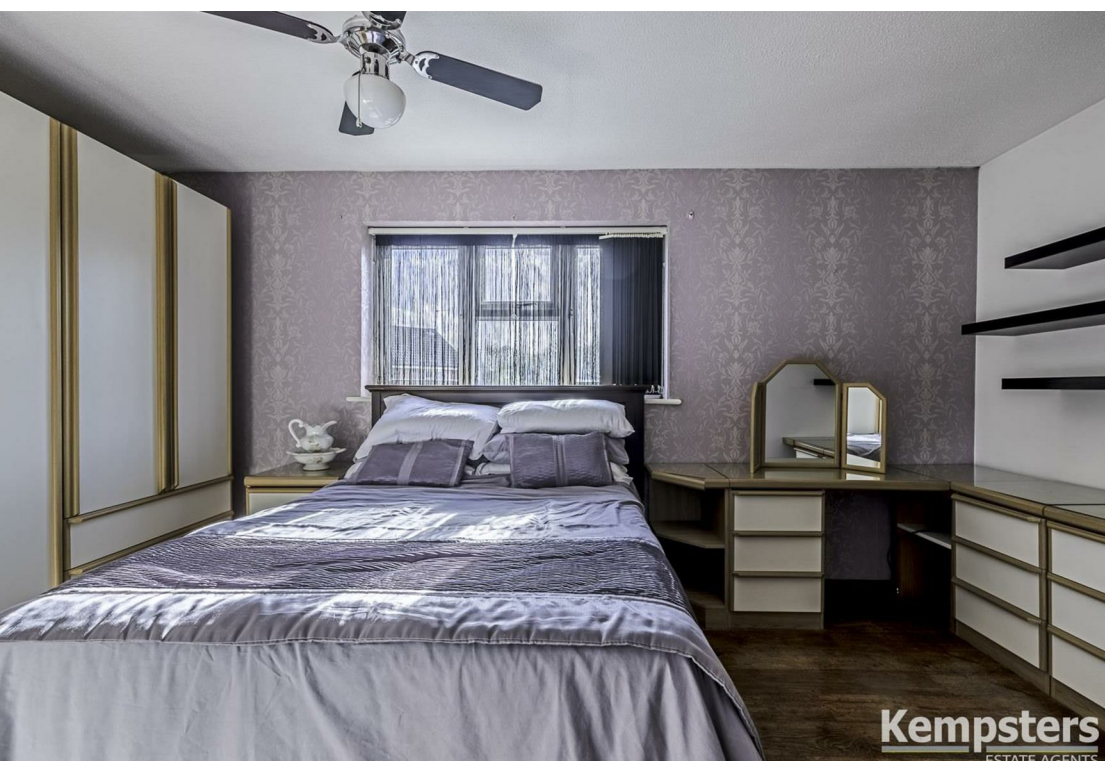




















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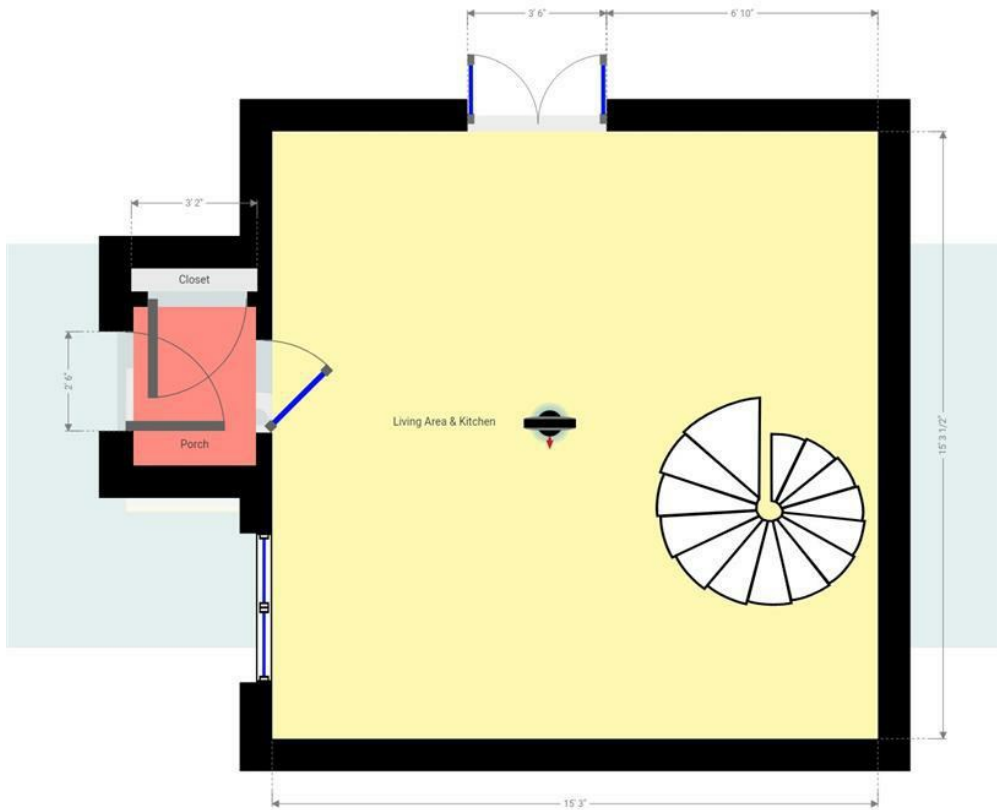


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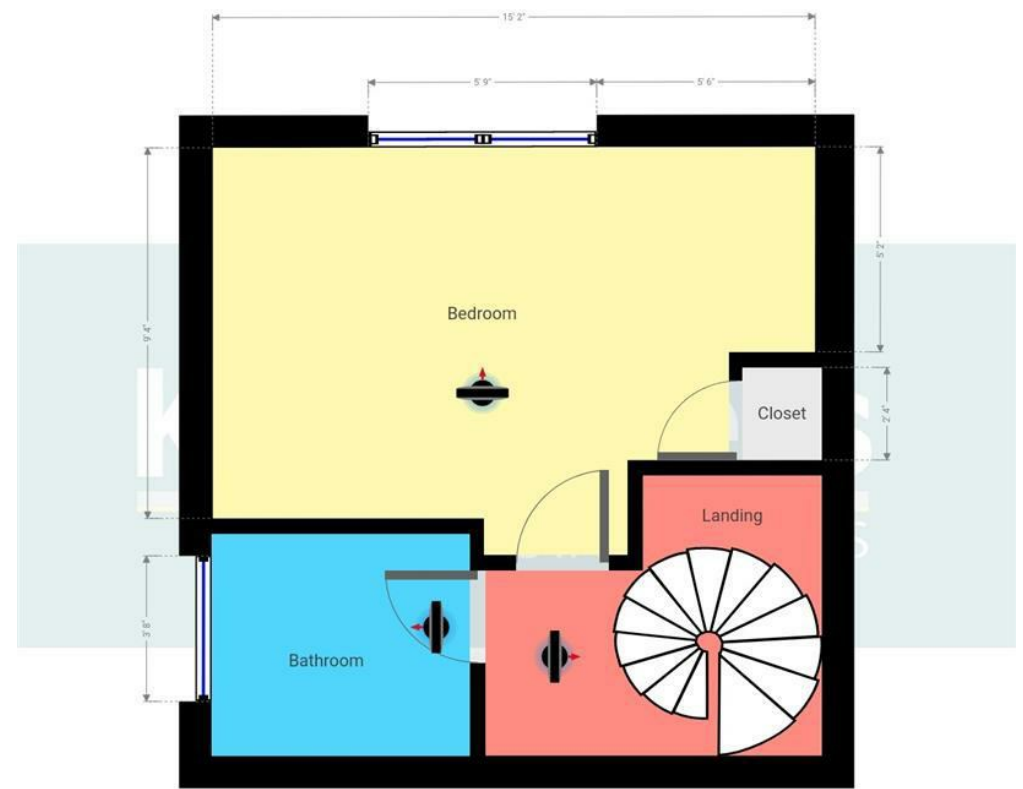








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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(82 plus) <b>A</b></p> <p>(81-82) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(27-38) <b>F</b></p> <p>(1-26) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82 plus) <b>A</b></p> <p>(81-82) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(27-38) <b>F</b></p> <p>(1-26) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	