

**SCOTT &
STAPLETON**

BADGER HALL AVENUE
Benfleet, SS7 1TN
£1,450 PCM





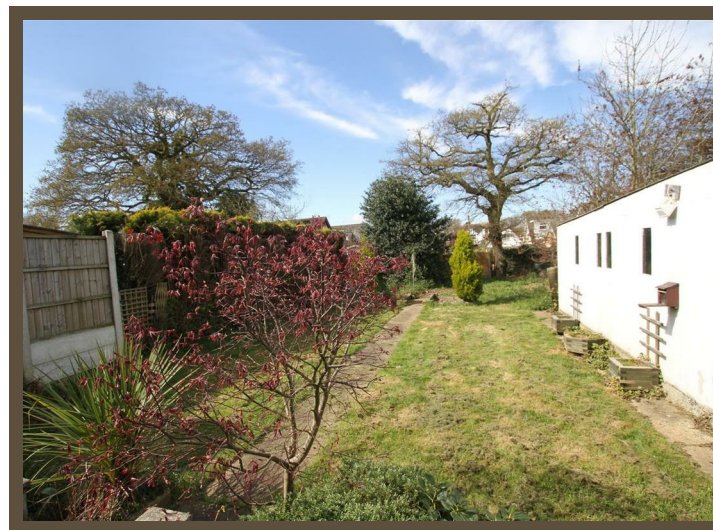
BADGER HALL AVENUE

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Scott & Stapleton are pleased to offer this well presented two bedroom semi detached bungalow with large rear garden, detached garage and private driveway allowing for ample off street parking. The property has been freshly decorated and carpeted throughout, accommodation including living room, two bedrooms, modern white bathroom suite with shower and kitchen. Situated in popular location. Available now on an unfurnished basis.



Hallway

Living room

4.50m x 3.33m (14'9 x 10'11)

Kitchen

3.43m x 2.39m (11'3 x 7'10)

Bedroom one

3.02m x 2.41m (9'11" x 7'11")

Bedroom two

3.20m x 2.95m (10'6 x 9'8)

Bathroom wc

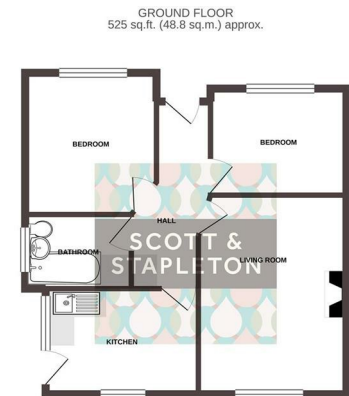
Driveway

Garage

Large rear garden

Council tax


Castle point council - band C



TOTAL FLOOR AREA: 525 sq ft. (48.8 sq m.) approx.

While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency is to be given.

Shadybrook Homes, a D/B/E

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>89</p> <p>66</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>89</p> <p>63</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	