

SCOTT &
STAPLETON

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





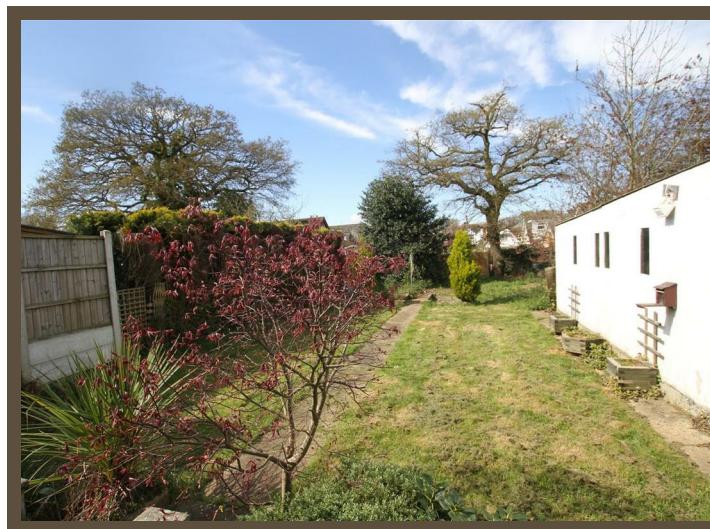
BADGER HALL AVENUE

BENFLEET, SS7 1TN

£1,450

PCM

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

Council tax

GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx



TOTAL FLOOR AREA- 525 sq ft. (48.8 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors arising or any statement. This plan is for illustrative purposes only and should be used only as such by all prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency to be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	Current	Potential
(81-91) B	89	
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2010/31/EU