

Energy Performance Certificate

38, Kensington Drive, CONGLETON, CW12 2GF

Dwelling type: Mid-terrace house Reference number: 0559-2884-7356-9098-7015
 Date of assessment: 14 May 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 14 May 2018 Total floor area: 67 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,611
Over 3 years you could save	£ 402

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 156 over 3 years	You could save £ 402 over 3 years
Heating	£ 873 over 3 years	£ 849 over 3 years	
Hot Water	£ 450 over 3 years	£ 204 over 3 years	
Totals	£ 1,611	£ 1,209	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£25	£ 114
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 171
3 Solar water heating	£4,000 - £6,000	£ 117

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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Disclaimer
 Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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38 Kensington Drive
 Congleton, Cheshire CW12 2GF
Selling Price: £225,000

- NO CHAIN
- MODERN 3 BED MID MEWS HOME ON SMALL CUL DE SAC
- NEW CARPETS & DECORATION THROUGHOUT
- DRIVEWAY FOR OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- SMALL CUL DE SAC
- LOVELY CANALSIDE WALKS CLOSEBY
- CATCHMENT OF BUGLAWTON & HAVANNAH PRIMARY SCHOOLS
- WALKING DISTANCE OF LOCAL PUB & Morrisons 'LOCAL'

****NO ONWARD CHAIN****

****NEW CARPETS AND DECORATION
THROUGHOUT****

A great home for either a first time buyer, the budding landlord, those looking to upsize from their first home or even those looking to downsize.

A MODERN clean lined THREE BEDROOM mid mews home with DRIVEWAY and ENCLOSED gardens. THREE bedrooms, lounge, dining kitchen, cloakroom, bathroom with white suite. Driveway. Enclosed gardens with paved terrace. Fully double glazed and gas central heating.

Through the modern front door is the reception hall with cloakroom off and staircase to the first floor. A door opens into the lounge with French doors opening into the enclosed garden. The kitchen is spacious enough to accommodate a dining table and features modern units, oven, hob and space for other appliances.

From the first floor landing are THREE bedrooms and family bathroom with a crisp white suite and electric shower over the bath.

Externally and to the front is a driveway. To the rear are securely enclosed lawned gardens with patio seating area.

Locally, you have it all! Great amenities by way of nearby convenience stores and you're within walking distance to the bustling town centre of Congleton and all of its shops, bars, pubs, restaurants and leisure facilities. A short walk in the opposite direction will find you in abundant countryside via the serene canal towpaths taking you toward the famous 'Bosley Cloud', and it's within the catchment of reputable primary schools; Buglawton and Havannah and the Eaton Bank Academy secondary school, plus there's even a pleasant public house or two just a gentle stroll away.

Access to Macclesfield is quick as it sits on the northern side of Congleton, and the town's railway station is within easy reach, offering regular expresses to London, Stoke and Manchester.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE HALL : Single panel central heating radiator. BT telephone point (subject to BT approval). 13 Amp power points. Stairs to first floor.

CLOAKROOM : PVCu double glazed window to front aspect. White suite comprising: low flush W.C. and corner wash hand basin. Single panel central heating radiator.

DINING KITCHEN 15' 2" x 7' 3" (4.62m x 2.21m): PVCu double glazed window to front aspect. Laminate fronted eye level and base units having roll edge formica preparation surface over and with single drainer sink unit inset. Built-in 4 ring hob with oven below and extractor over. Tiled to splashback areas. Space and plumbing for washing machine. Space for fridge. 13 Amp power

points. Central heating timer controls. Single panel central heating radiator. Cupboard housing Glowworm central heating boiler.

LOUNGE 14' 0" x 11' 4" (4.26m x 3.45m): PVCu double glazed French doors to rear aspect with two matching windows to side. 13 Amp power points. Single panel central heating radiator. Television aerial point.

LANDING : Access to roof space. 13 Amp power points. Airing cupboard with lagged hot water cylinder.

BEDROOM 1 FRONT 12' 0" x 9' 4" (3.65m x 2.84m) to wardrobes: Two PVCu double glazed windows to front aspect. Single panel central heating radiator. Triple built-in wardrobes. 13 Amp power points.

BEDROOM 2 REAR 9' 4" x 7' 4" (2.84m x 2.23m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 7' 6" x 6' 4" (2.28m x 1.93m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 7" x 5' 6" (2.01m x 1.68m): White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with Triton electric shower over. Tiled to splashback areas. Extractor fan. Single panel central heating radiator. Shaver point.

OUTSIDE :

FRONT : Flagged path to front door. Lawned garden.

REAR : Paved patio beyond which are lawned gardens enclosed in timber lagged fencing. Gated access to shared gunnel proving access to the front.

SERVICES : All mains services are connected (although not tested).

TENURE : Freehold (subject to solicitors verification)

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV CW12 2GF

