



JON-PAUL BRAMPTON POWERED BY **exp** TM UK

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# Campbell Lane, Pitstone, Buckinghamshire

Offers Over £400,000

3 1 1



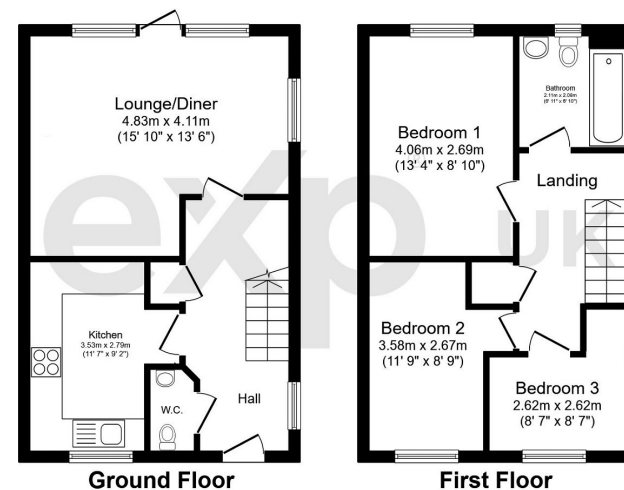
- Three bedroom home on corner plot
- Three bedrooms
- Two allocated parking spaces
- Located in the popular Castlemead development
- Please quote JB0294 when enquiring
- Living/Dining room
- Downstairs WC
- Heat recovery system
- Quiet family friendly location
- Watch the video tour enquiring







Jon-Paul Brampton presents...three bedroom family home in picturesque Pitstone



Total floor area 74.7 sq.m. (805 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**Energy performance certificate (EPC)**

27, Churchill Lane Pitstone LEICESTERSHIRE LU14 6FT	Energy rating <b>C</b>	valid until: 30 April 2027 Certificate number: 6798-0099-7245-0913-0970
Property type	end-terrace house	
Total floor area	75 square metres	

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60