



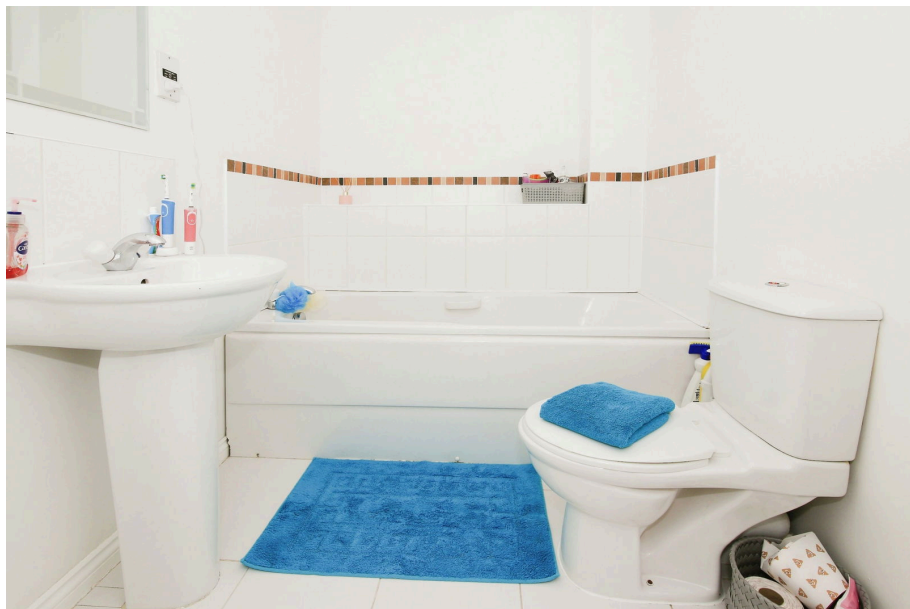
23 Mowbray Court

Offers Over £170,000

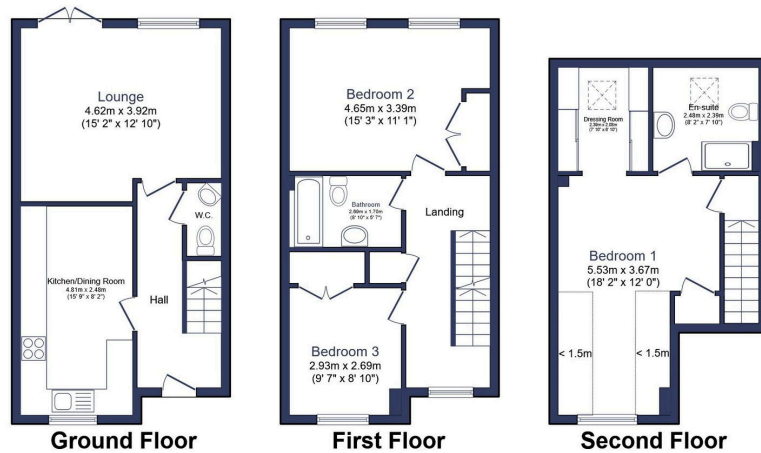
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- End Of Terrace Home
- Three Storey Town House
- Three Spacious Bedrooms Including Substantial Master Suite
- Walk-In Wardrobe
- Family Bathroom & Ensuite Shower Room
- Modern Eat-In Kitchen
- Large Rear Aspect Living Room
- Enclosed Rear Garden & Resident's Parking
- Downstairs WC
- Close To Local Amenities & Schooling



A fantastic sized family home arranged over three floors that includes three large bedrooms, one of which is a substantial top floor master suite with walk-in bedroom & ensuite shower room, plus a separate three-piece family bathroom. This well presented townhouse benefits from a modern front aspect eat-in kitchen as well as a spacious living room to the rear with double doors that open to your own enclosed garden with side & rear gated access. Beyond, you'll find resident's & visitor parking. Measuring over 1160sqft internally, this well located house for local amenities & schools also has a ground floor WC meaning that as a complete family home, it is very well appointed.



Total floor area 107.9 m² (1,161 sq.ft.) approx
 Restricted height areas 4.6 m² (49 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

30/09/2024, 14:41 Energy performance certificate (EPC) - Flat in energy certificate - GWS1XK

Energy performance certificate (EPC)																																		
23, Mosley Court CHORLINGTON W83 5DT	Energy rating C	Valid until: 27 August 2030 Certificate number: 0071-2878-8487-2923-5201																																
Property type	Semi-detached house																																	
Total floor area	116 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/landlords-on-the-requirements-and-exemptions)																																		
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.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td>A</td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td>B</td> </tr> <tr> <td>69-80</td> <td>C</td> <td>C</td> <td>C</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td>D</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td>E</td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td>F</td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td>G</td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A		A	81-91	B		B	69-80	C	C	C	55-68	D		D	39-54	E		E	21-38	F		F	1-20	G		G	<p>The graph shows this property's current and potential energy rating.</p> <p>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.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
Score	Energy rating	Current	Potential																															
92-100	A		A																															
81-91	B		B																															
69-80	C	C	C																															
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<https://find-energy-certificate.service.gov.uk/energy-certificates/071-2878-8487-2923-5201/summary>

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