



ROYAL FOX

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- Older Style Mews
- Two Double Bedrooms
- South Facing Rear Garden
- Heart Of Village Location
- En-Suite Bedroom
- Two Reception Rooms
- Modern Kitchen
- Gas Central Heating
- On Street Parking



OLDER STYLE MEWS - TWO DOUBLE BEDROOMS- EN-SUITE & FAMILY BATHROOM - REAL WORKING FIREPLACE - TWO RECEPTION ROOMS - PRIVATE REAR GARDEN - LOCATED IN THE HEART OF THE VILLAGE..... Royal Fox are pleased to offer to the open market this garden fronted older style mews property that provides deceptively spacious accommodation located in the heart of Hartford Village. The property benefits from gas fired central heating (combination system and double glazed windows).

ACCOMMODATION - Comprising briefly: entrance hall, lounge with real working fireplace, dining room, modern fitted kitchen with BUILT IN APPLIANCES , two first floor double bedrooms, en-suite shower room/WC and family bathroom/WC.

OUTSIDE - Small garden with garden gate to the front. South facing rear garden with mature shrubs and bushes, timber garden store.

LOCATION - Hartford village is best described as "delightful" with local shops, services, public houses, churches and excellent schools including primary, secondary and the Grange private school. For a larger selection of shops & services the market town of Northwich is only a short car journey away. Good access is afforded from Hartford to the A556 which in turn provides links to the major motorway networks to include the M6 & M56 making destinations to Chester, Manchester, Liverpool and Manchester international airport all easily accessible.



8 King Street
Hartford Northwich

Asking Price
£235,000



Property Information

- Approx. Sq ft - 892 (82.8 Sq m)
- Freehold
- Council band - B
- EPC Rating - TBC
- Services - Mains - Gas - Electric - Water - Sewer
- Parking - On Street

Accommodation

Entrance Hallway 7' 7" x 3' 3" (2.31m x 1.00m)

Lounge 15' 0" x 12' 2" (4.57m x 3.72m)

Dining room 11' 2" x 8' 11" (3.40m x 2.72m)
excluding bay window

Galley Kitchen 12' 9" x 7' 2" (3.89m x 2.19m)

First Floor Landing 16' 7" x 5' 9" (5.06m x 1.75m)
reducing in width 0.77m

Bedroom One 10' 4" x 12' 3" (3.15m x 3.73m)

En-Suite 7' 1" x 6' 2" (2.16m x 1.88m)

Bedroom Two 12' 9" x 7' 1" (3.88m x 2.17m)

Family Bathroom/WC 9' 1" x 9' 6" (2.77m x 2.89m)





*“Put your property
in our hands...”*



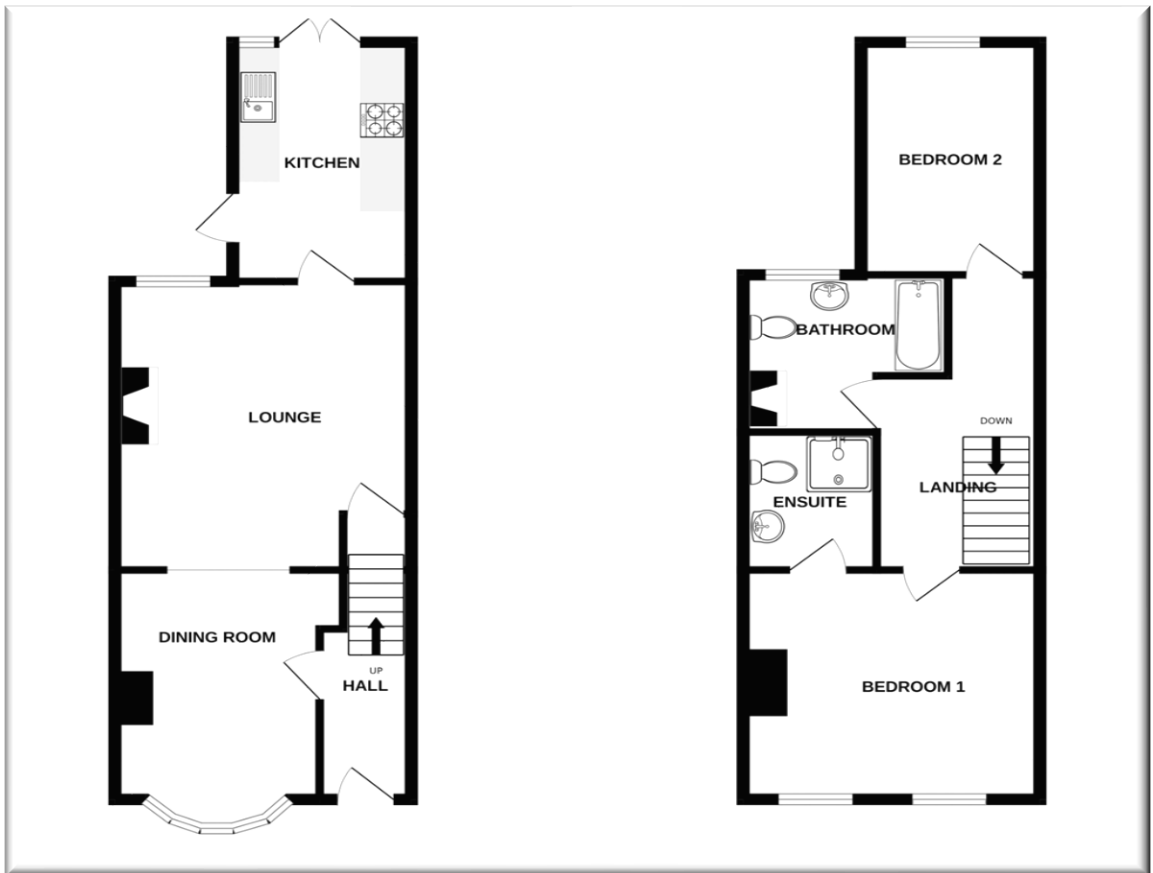
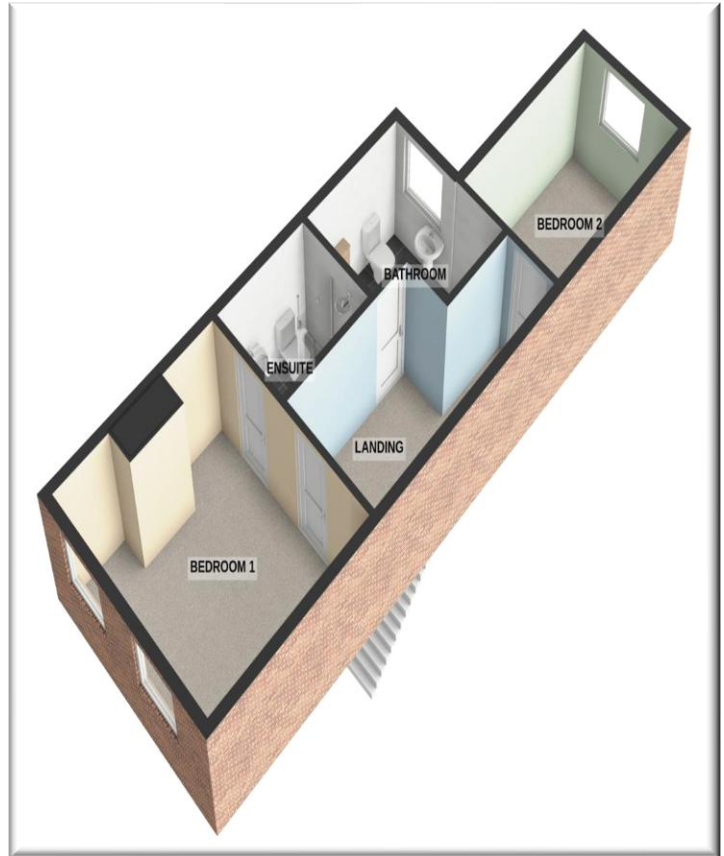
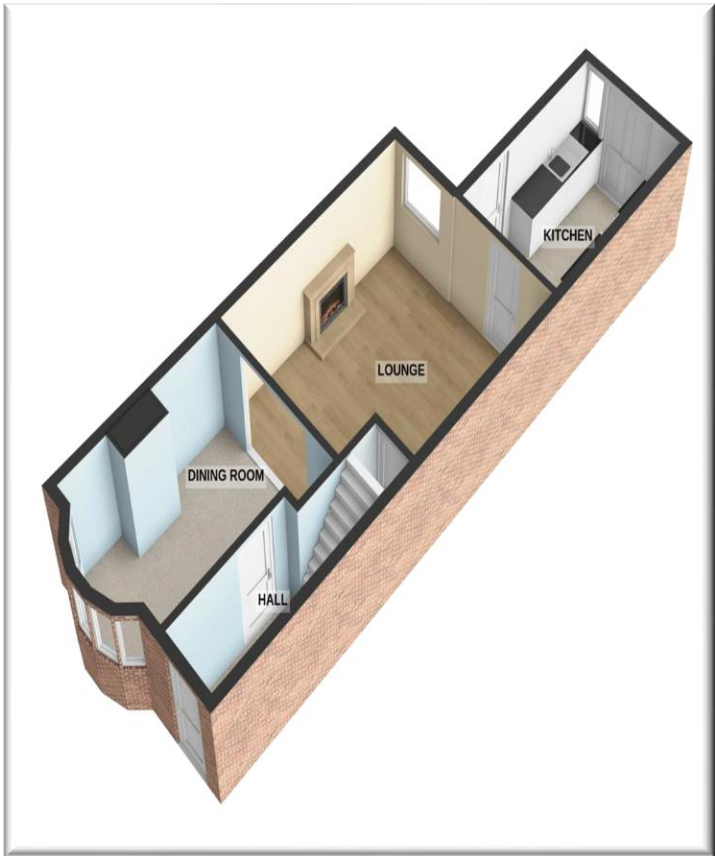
*“Ultimate Estate
Agency....From The Fox”*

**Viewings : Northwich Office
34 High St, Northwich, Cheshire, CW9 5BE**

Tel: 01606 44 0 44

e: info@royalfox.co.uk







Directions

Located close to the village centre, King Street is situated off School Lane.

***“Call The Fox NOW for
your FREE valuation”***



IMPORTANT NOTE:

Every care is taken with the preparation of these particulars to give a fair and overall description of the property but they are not intended to constitute part of an offer of contract. 1) Royal Fox Ltd has not tested any apparatus, fixtures, fittings or services so cannot verify that they are in working order or fit for purpose. Royal Fox Ltd has not had sight of the title documents and any reference to alterations to or use of any part of the property is not a statement that any necessary planning permission, building regulations or any other consent has been obtained. The buyer is advised to obtain verification from their solicitor or surveyor. 2) Measurements should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed. 3) Photographs show only certain parts of the property at the time they were taken. 4) Floor plans only show a representation of the layout – actual sizes, styles and room types (or the fittings within) should not be relied upon. 5) All images, floor plans, EPC's and photographs are the exclusive property of Royal Fox Ltd and are protected under United Kingdom and International copyright laws. They may not be reproduced, copied, transmitted or manipulated without prior written consent.




The Fox's Insight

- Tenure - Freehold
- Title Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Gas, Electric, Water, Sewer
- Council Tax Banding - B
- Parking Arrangements - On Street





Energy Performance Certificate



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Dwelling type: Semi-detached house **Reference number:** 8100-8779-0729-3026-7423
Date of assessment: 23 April 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 24 April 2012 **Total floor area:** 66 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:	£1,860
Over 3 years you could save	£564

Estimated energy costs of this home

	Current costs	Potential costs	Potential savings
Lighting	£159 over 3 years	£114 over 3 years	
Heating	£1,263 over 3 years	£996 over 3 years	
Hot Water	£438 over 3 years	£189 over 3 years	
Totals	£1,860	£1,299	You could save £564 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like fridges, ovens, washers, dryers, freezers, cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Very energy efficient • lower running costs

(92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-54) F (1-15) G

Inefficient • high running costs

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).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£120	🟡
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£27	🟢
3 Low energy lighting for all fixed outlets	£25	£39	🟢

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.