



## 9 Bence Road, Preston, PR1 4NN

Offers Over £80,000

- Popular Residential Area
- On Street Parking
- Walking Distance To Local College
- Renovation Opportunity
- Ground Floor Bathroom

Directions

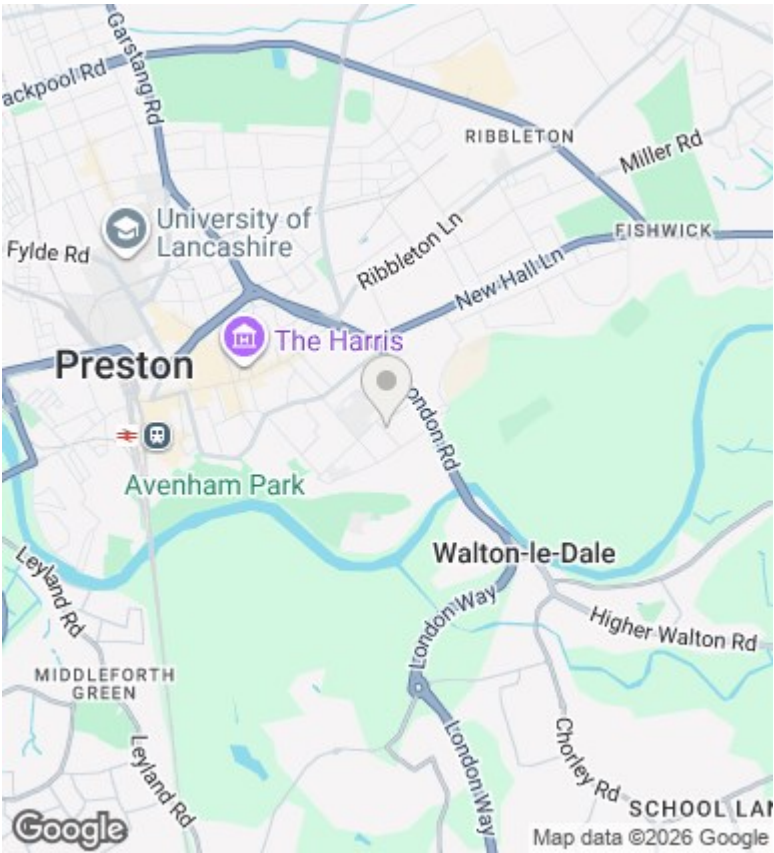
Viewings

Viewings by arrangement only. Call 01772 888887 to make an appointment.

Council Tax Band

A

EPC Rating:



| 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |