



JASON SIMMONS  
exp  
UK  
**FOR SALE**  
01477 500303  
www.jasonsimmons-exp.co.uk

JASON SIMMONS POWERED BY exp <sup>TM</sup> UK

@ jason.simmons@exp.uk.com

🌐 jasonsimmons.exp.uk.com

☎ 01477 500 303

## Meadow Brown Place, Sandbach

Shared Ownership £94,500

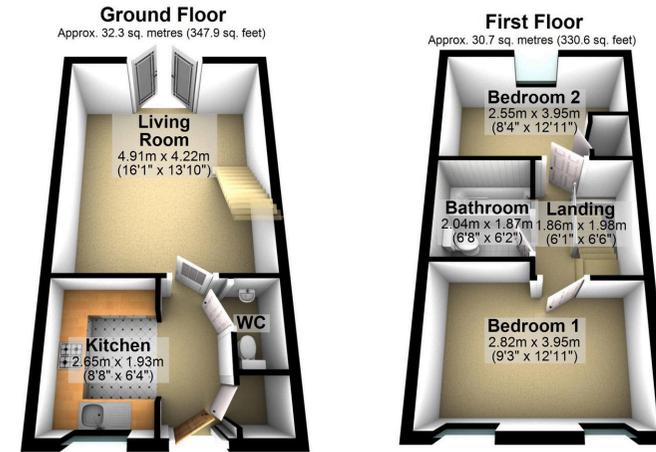
 2  1  1

- 45% Shared Ownership property
- Lounge with doors to rear garden
- Modern Fitted kitchen
- Well presented bathroom
- Double glazing & Central heating throughout
- Two bedroom end-townhouse in popular location
- Downstairs Toilet
- Two double bedrooms
- Driveway parking for two vehicles
- Quote Ref: JS0070



Quote Ref: JS0070. A well-presented modern two bedroom end townhouse, offered on a 45% SHARED OWNERSHIP - ideal for first-time buyers. The accommodation comprises an entrance hallway, a spacious lounge with doors opening onto the rear garden, and a modern fitted kitchen. To the first floor are two double bedrooms and a contemporary family bathroom. Externally, the property benefits from driveway parking and an enclosed rear garden, perfect for outdoor enjoyment. Further features include double glazing and central heating throughout. Early viewing is highly recommended.





Total area: approx. 63.0 sq. metres (678.6 sq. feet)



25/03/2023, 09:16 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Find an energy certificate (f) English | Cymraeg

### Energy performance certificate (EPC)

63 MEADOW BROWN PLACE SANDBACH CV71 4AF	Energy rating <b>B</b>	Valid until 18 May 2031
	Certificate number 6600-6331-6932-0098-3693	

Property type End-terrace house

Total floor area 60 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.](#) [Here.](#) [www.gov.uk/guidance/landmark-creation-and-property-owners-energy-efficiency-related-landlord-guidance](#)

#### Energy rating and score

This property's energy rating is B. It has the potential to be A.  
[See how to improve this property's energy efficiency.](#)

<https://find-energy-certificates.service.gov.uk/energy-certificates/6600-6331-6932-0098-3693> 1/7

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.  
Registered company number is 12016573. VAT Registration Number is 327 4120 29