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Key Features

- Modern End Mews
- Three Generous Bedrooms
- En-Suite
- No Chain
- Integral Garage
- Guest WC
- Gas Central Heating
- Utility Room
- Driveway Parking



ATTRACTIVE MODERN END MEWS- IDEAL FAMILY PURCHASE - PRIVATE GARDENS - THREE BEDROOMS - EN-SUITE - SMALL MODERN DEVELOPMENT - INTEGRAL GARAGE - DRIVEWAY PARKING - OFFERED CHAIN FREE... Royal Fox Estates are very pleased to offer to the open market this end mews of modern design built circa 2009 that provides extremely well maintained family accommodation. The property features gas fired central heating ,UPVC double glazed windows and integral single garage.

ACCOMMODATION - Comprising briefly: entrance hall, guest WC, through lounge/diner, fitted kitchen with **BUILT IN APPLIANCES**, utility room, three first floor bedrooms, main bedroom with dressing area and en-suite, to complete the accommodation is the family bathroom/WC.

OUTSIDE - The property features one driveway in front of the garage and a second driveway adjacent to the property. To the rear is a private enclosed garden

LOCATION - The property is located in a small and select residential development within the ever popular district of Rudheath. Excellent access is afforded to both primary and secondary schools and for the commuter the A556 is close by with onward links to the local motorway networks.

AGENTS COMMENTS - If you want very little to do when moving into your next property, then look no further, I strongly recommend internal viewings on this property.



9 Cottage Close
Rudheath Northwich

Guide Price
£245,000



Property Information

- *Approx. Sq ft - 985 - Sq M - 91.5*
- *Leasehold*
- *Length Of Lease - 999 years from 30/01/2003*
- *Ground Rent - tbc*
- *Service Charge - tbc*
- *EPC - tbc*
- *Council Tax Band - C*
- *Services - Mains Gas - Electric - Water (Meter) - Sewer*
- *Parking - Garage & Driveway*

Accommodation

Entrance Hall

Guest WC 3' 3" x 9' 0" (0.99m x 2.75m)

Lounge/Diner 22' 0" x 13' 3" (6.70m x 4.05m)

Kitchen 8' 0" x 7' 10" (2.43m x 2.39m)

Utility Room 8' 0" x 6' 4" (2.43m x 1.92m)

Garage 10' 9" x 9' 0" (3.27m x 2.75m)

First Floor Landing 6' 4" x 8' 11" (1.94m x 2.73m)

Bedroom One 17' 5" x 9' 0" (5.30m x 2.75m)
Includes dressing area

Dressing Area

En-Suite 4' 7" x 9' 0" (1.40m x 2.75m)

Bedroom Two 10' 9" x 13' 3" (3.27m x 4.05m)

Bedroom Three 8' 11" x 6' 11" (2.73m x 2.11m)

Family Bathroom 6' 4" x 6' 4" (1.94m x 1.94m)





*“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





*Additional
Parking*



Directions

From Northwich leave along Middlewich Road passing Northwich Railway Station. Proceed to the end and at the T junction turn left onto the A530 Griffiths Road. Turn first left into Cottage Close and no.9 is located on the left hand side.

“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 - Leasehold
- Title Number - TBC
- Class Of Title - TBC
- Mains Services Connected - Electric, Gas, Water (Meter), Main Sewer
- Council Tax Banding - C
- Parking Arrangements - Driveway & Garage





Energy Performance Certificate



Dwelling type: Semi-detached house Reference number: 8100-8770-0720-3026-7423
 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:

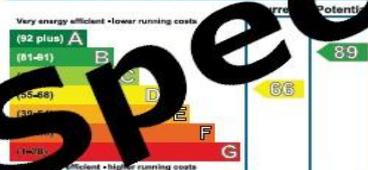
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£1,860
Over 3 years you could save	£561

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	You could save £561 over 3 years
Hot Water	£438 over 3 years	£189 over 3 years	
Totals	£1,860	£1,299	

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

Energy Efficiency Rating



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	Yes
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£27	Yes
3 Low energy lighting for all fixed outlets	£25	£39	Yes

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.