



Energy Performance Certificate			HM Government	
2, Bradwell Grove, CONGLETON, CW12 3HD				
Dwelling type:		Semi-detached house		
Date of assessment:	13 June 2018	Reference number:	0440-2877-6163-6956-2011	
Date of certificate:	13 June 2018	Type of assessment:	RULES/ST existing dwelling	
Use this document for:		Total floor area:	59 m <sup>2</sup>	
• Compare current ratings of properties to see which properties are more energy efficient • Find out how you can save energy and money by making improvement measures				
Estimated energy costs of dwelling for 3 years:		£ 1,839		
Over 3 years you could save:		£ 162		
Estimated energy costs of this home				
	Current costs	Potential costs	Potential future savings	
Lighting	£ 147 over 3 years	£ 147 over 3 years		
Heating	£ 1,419 over 3 years	£ 1,344 over 3 years		
Hot Water	£ 273 over 3 years	£ 188 over 3 years	You could save £ 162 over 3 years	
<b>Totals</b>		<b>£ 1,839</b>		
These figures show how much the average household would spend in this property for heating, lighting and hot water and do not include the energy used for individual householders. The average energy use for running appliances like TVs, computers and cookers, and 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).				
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.				
Top actions you can take to save money and make your home more efficient				
Recommended measures	Indicative cost	Typical savings over 3 years		
1. Floor insulation (suspended floor)	£600 - £7,200	£ 75		
2. Solar water heating	£4,000 - £9,000	£ 87		
3. Solar photovoltaic panels, 2.5 kWp	£5,000 - £9,000	£ 500		
To find out more about the recommended measures and other actions you could take today to save money, visit <a href="http://www.gov.uk/energy-grants-calculator">www.gov.uk/energy-grants-calculator</a> or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.				

Disclaimer  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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Valuers & Estate Agents, Surveyors, Residential & Commercial Management

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## 2 Bradwell Grove

Congleton, Cheshire CW12 3HD

**Selling Price: Offers in Excess of £140,000**

- TWO BEDROOM SEMI-DETACHED HOME
- DINING KITCHEN
- ENCLOSED REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING
- PVCU DOUBLE GLAZING
- GAS CENTRAL HEATING



**\*\*WATCH OUR VIRTUAL TOUR\*\***

A fantastic first home, a savvy investment or simply your next step, this property lends itself to just about everyone!!!

Timothy A Brown are thrilled to offer to the market this mature and well laid out semi-detached property set in an established residential location, with its lovely plot and parking for numerous vehicles, this property will not be available for long!

The accommodation briefly comprises: hall, lounge, dining kitchen, cloakroom, two bedrooms and bathroom.

The property further benefits from PVCu double glazing and gas central heating, externally there is ample off-road parking and recreational space.

Located just a short distance from a huge array of amenities including but not limited to: Independent and larger shops, bars, restaurants, sport and leisure facilities and crucially, transport links both by road and rail north and south.

This property has so much going for it all in an easily kept and, in our opinion, very well priced package for today’s market!

CALL US TO ARRANGE YOUR VIEWING TODAY!



**The accommodation briefly comprises**  
(all dimensions are approximate)

**FRONT ENTRANCE :** PVCu double glazed entrance door to:

**HALL :** Single panel central heating radiator. Central heating thermostat. Stairs to first floor.

**LOUNGE 3.94m (12ft 11in) max x 3.63m (11ft 11in) :** PVCu double glazed window to front aspect. Inset electric fire. Double panel central heating radiator. 13 Amp power points. Television aerial point. Built-in understairs cupboard. Laminate flooring.

**DINING KITCHEN 3.84m (12ft 7in) x 2.24m (7ft 4in) :** PVCu double glazed window to rear aspect. White laminate eye level and base units having marble effect preparation surfaces over with stainless steel single drainer sink unit inset with mixer tap. Electric cooker. Space and plumbing for washing machine. Single panel central heating radiator. 13 Amp power points. Tiled to splashbacks. Laminate flooring. PVCu opaque double glazed door to rear garden having matching window to side.

**CLOAKROOM :** PVCu opaque double glazed window to rear aspect. Low level w.c.

**First floor :**

**LANDING :** PVCu double glazed window to side aspect. Access to roof space.

**BEDROOM 1 FRONT 3.96m (13ft 0in) max x 2.74m (9ft 0in) 7:** PVCu double glazed window to front aspect. Picture rail. Built-in cupboard having hanging rail. Single panel central heating radiator. 13 Amp power points. Cupboard with PVCu double glazed window and housing Vaillant gas central heating boiler.

**BEDROOM 2 REAR 3.05m (10ft 0in) x 2.82m (9ft 3in) max:** PVCu double glazed window to rear aspect. Picture rail. Single panel central heating radiator. 13 Amp power points.

**BATHROOM :** PVCu opaque double glazed window to rear aspect. White suite comprising: low level w.c., pedestal wash hand basin



and panelled bath having mixer tap with shower attachment. Tiled to splashbacks. Single panel central heating radiator.

**Outside :**

**FRONT :** Lawn area with mature hedges and gravel bed. Driveway providing off road parking space. Double gates to:

**SIDE :** Further parking area leading to:

**REAR :** Lawn with block paving area and flower and shrub borders. Timber garden store.

**SERVICES :** All mains services are connected.

**VIEWING :** Strictly by appointment through the sole selling agent TIMOTHY A BROWN.

**TENURE :** Freehold (subject to solicitors' verification).

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:** B

**DIRECTIONS:** From our offices proceed along West Street bearing right into Antrobus Street and then left into Mill Street. At the roundabout take the third exit onto Mountbatten Way and continue through the traffic lights to the next roundabout. Take the second left onto Bromley Road, third right onto Coronation Road and then first right onto Barton Road. Bradwell Grove will be found on the left hand side.

