

## Toll Bar Road, Chester, CH3

**£400,000**

Guide Price

**Tenure:** Freehold, **Bedrooms:** 3

A well presented substantial family home that has it all, viewing advised to take in all it has to offer. With easy access to motorway links and a short distance from shops and amenities. The property is within easy reach to Christleton primary school and also Christleton High school.

## Key features:

- Front driveway with ample parking for three cars
- Large porch
- Loft space for additional bedroom
- Gym/workshop
- Summerhouse
- Substantial garden not overlooked
- Large patio area

## Extra info:

- **Council Tax:** Band D (£1699.75 per-annum)
- **Chain Position:** Currently looking
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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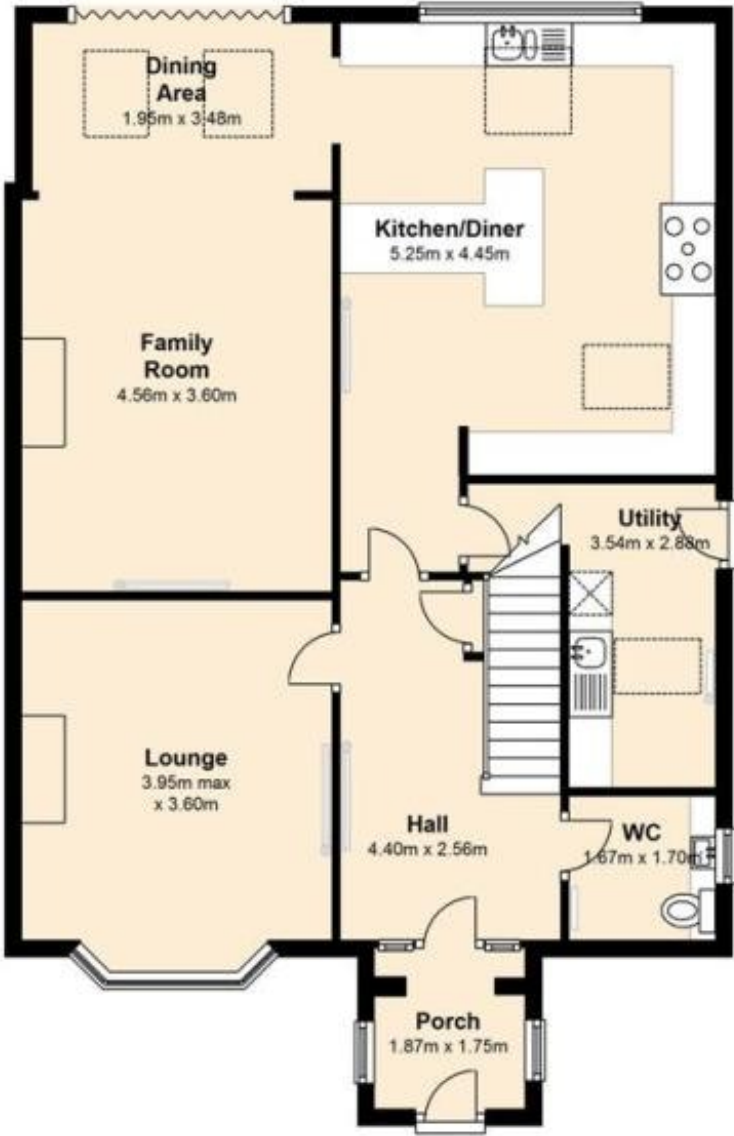
With easy access to motorway links and a short distance from shops and amenities. The property is within easy reach to Christleton primary school and also Christleton High school.

Plentiful walks for dogs in close proximity, just over a mile from the city center and positioned well for that 'everything at your fingertips' feel.

This much loved family home has been done to a very high specification on all its finishes, from oak flooring and electric velux windows to bifolding doors/ windows, modern lightening and fittings...it goes on and on and we guarantee you won't be disappointed!

Floor plan:

Ground Floor



## Energy Performance Certificate:

**Energy Performance Certificate**

**10, Toll Bar Road, CHESTER, CH3 5QX**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 0688-0053-6277-9916-2974
<b>Date of assessment:</b> 08 March 2016	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 08 March 2016	<b>Total floor area:</b> 171 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,111</b>
<b>Over 3 years you could save</b>	<b>£ 123</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 285 over 3 years	£ 285 over 3 years	
<b>Heating</b>	£ 2,535 over 3 years	£ 2,412 over 3 years	
<b>Hot Water</b>	£ 291 over 3 years	£ 291 over 3 years	
<b>Totals</b>	<b>£ 3,111</b>	<b>£ 2,988</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
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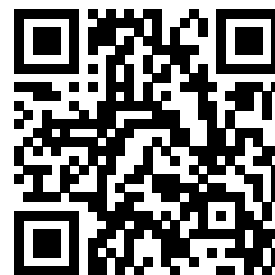
**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Heating controls (room thermostat)	£350 - £450	£ 123
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 798

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

### MISREPRESENTATION ACT, 1967.

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