



## Birch Close, Prenton, CH43

**£300,000**

Offers Over

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

PUT YOUR OWN STAMP ON A MODERN PROPERTY! - Located on a quiet residential cul-de-sac you can find this detached three-bedroom home. Quiet and privacy can be found in an ideal location just a 10 minute walk to both Prenton and Oxton; residents will have immediate access to a whole host of fantastic a

## Key features:

- THREE GENEROUS DOUBLE BEDROOMS
- EN-SUITE BATHROOM
- DOWNSTAIRS WC
- OPEN-PLAN LAYOUT
- OFF-ROAD PARKING
- GARAGE CONVERSION

## Extra info:

- **Property Age:** 40 years
- **Council Tax:** Band D (£1733.72 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

26, Birch Close,  
PRENTON,  
CH43 5XE

Dwelling type: Detached house  
Date of assessment: 25 February 2010  
Date of certificate: 25 February 2010  
Reference number: 8090-6122-7180-8365-6926  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 113 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (10-15) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (10-15) <b>A</b>
(16-20) <b>B</b>			(16-20) <b>B</b>
(21-25) <b>C</b>			(21-25) <b>C</b>
(26-30) <b>D</b>			(26-30) <b>D</b>
(31-35) <b>E</b>			(31-35) <b>E</b>
(36-40) <b>F</b>			(36-40) <b>F</b>
(41-45) <b>G</b>			(41-45) <b>G</b>
Not energy efficient - higher running costs	69	77	65
Not environmentally friendly - higher CO <sub>2</sub> emissions			74

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	221 kWh/m <sup>2</sup> per year	162 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.2 tonnes per year	3.1 tonnes per year
Lighting	£80 per year	£59 per year
Heating	£643 per year	£477 per year
Hot water	£91 per year	£91 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

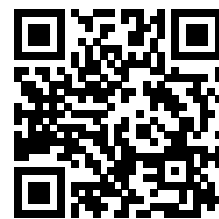
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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### MISREPRESENTATION ACT, 1967.

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