



## Salisbury Avenue, Chester, CH4

**£125,000**

Fixed Price

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

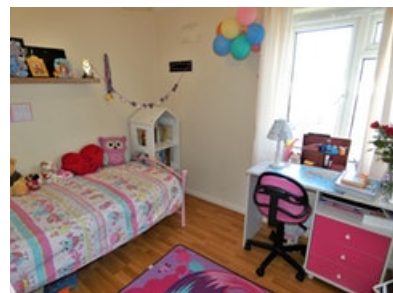
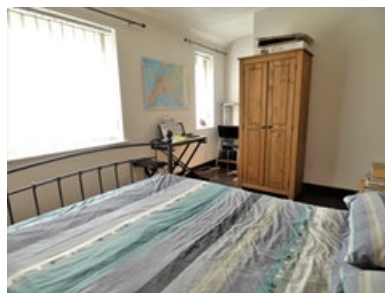
A BLANK CANVASS WAITING FOR YOUR STAMP! - Located just moments from the River Dee in Saltney, you can find this semi-detached, three-bedroom home. Within walking distance to Chesterbank Business Park, and just a short drive into Chester's historic city-centre, and its huge range of boutique shop

## Key features:

- Wood flooring
- Bath tub
- Fireplace
- Large Rear Garden
- Off-Road Parking
- Prime Location

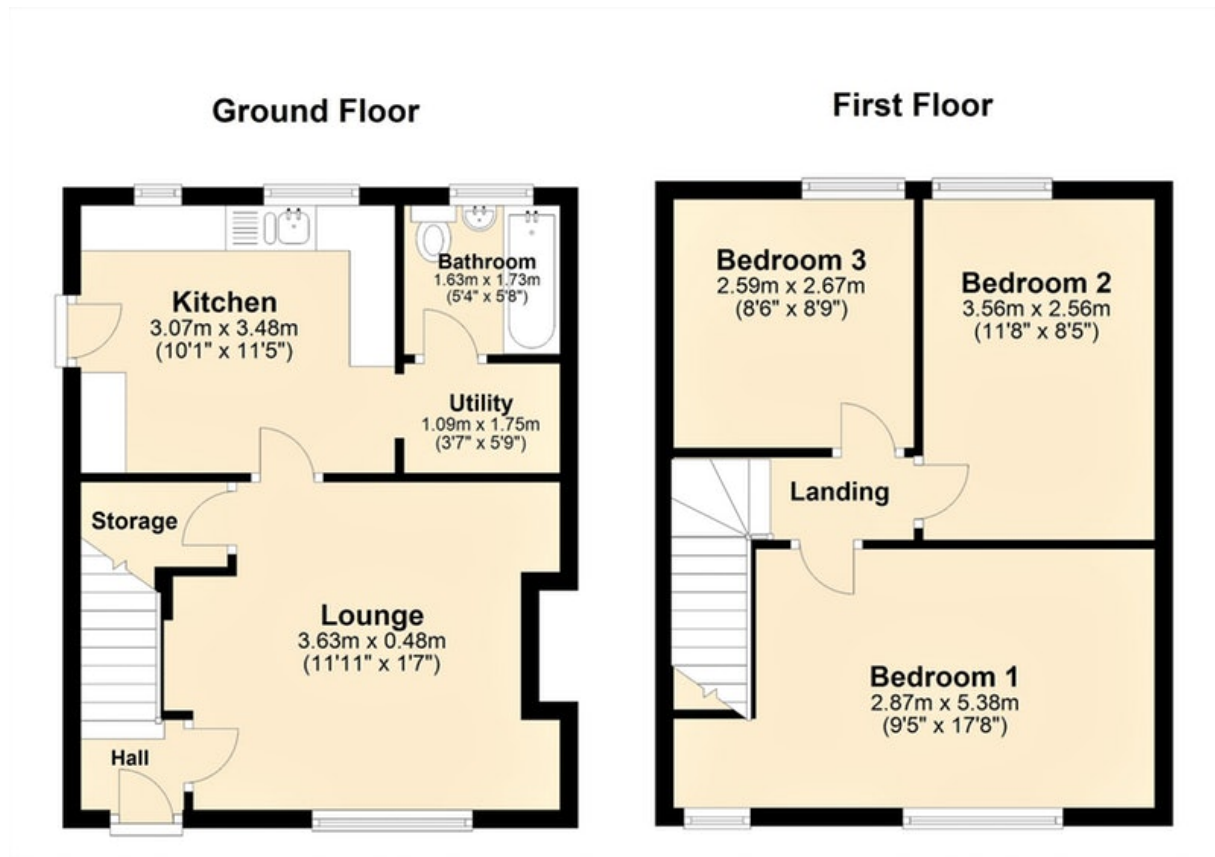
## Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band C (£1351.18 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

12, Salisbury Avenue,  
Saltney,  
CHESTER,  
CH4 8TF

**SAP**  
CERTIFICATE

Dwelling type: Semi-detached house  
Date of assessment: 26 April 2010  
Date of certificate: 26 April 2010  
Reference number: 0349-2846-6542-9420-3225  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 73 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			Very environmentally friendly - lower CO <sub>2</sub> emissions
(91-100) <b>A</b>			(91-100) <b>A</b>
(81-90) <b>B</b>			(81-90) <b>B</b>
(71-80) <b>C</b>			(71-80) <b>C</b>
(61-70) <b>D</b>			(61-70) <b>D</b>
(51-60) <b>E</b>			(51-60) <b>E</b>
(41-50) <b>F</b>			(41-50) <b>F</b>
(31-40) <b>G</b>			(31-40) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	73	77	69
			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.

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

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	225 kWh/m <sup>2</sup> per year	190 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.7 tonnes per year	2.3 tonnes per year
Lighting	£48 per year	£37 per year
Heating	£429 per year	£371 per year
Hot water	£96 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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