



Lingfield Drive, Crewe, CW1

£145,000

None

Tenure: Freehold, **Bedrooms:** 3

Viewing is essential to appreciate the space in this true three-bedroom bungalow with detached double garage/workshop and gravelled garden. Close to amenities. Although in need of some modernisation, the property has been well maintained and could be moved into immediately as NO CHAIN INVOLVED.

Key features:

- Spacious interior and exterior
- off road parking with double garage
- Worcester boiler heating system.

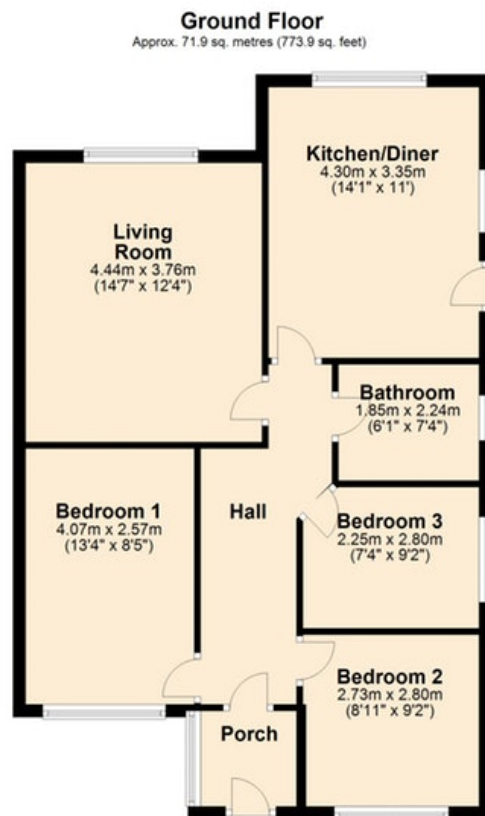
Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band B (£1124.87 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Double Garage and Driveway



Viewing is essential to appreciate the space in this true three-bedroom bungalow, situated in a much sought after area on the popular 'racecourse' estate in Coppenhall. This unique estate consists entirely of bungalows, something we will never see again, and ideal for those who do not want stairs! Although in need of some modernisation, the property has been well maintained and could be moved into in its present condition. This bungalow has been given an excellent EPC rating and has a top-of-the range, Worcester boiler heating system. The garden to front and rear has been laid to gravel for ease of maintenance, with a detached breeze block double garage. Convenient for most amenities ie shops, school, bus route. There is NO CHAIN INVOLVED and is ready for immediate occupation.

Floor plan:



Total area: approx. 71.9 sq. metres (773.9 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

2, Lingfield Drive, CREWE, CW1 3TA

Dwelling type: Semi-detached bungalow	Reference number: 0669-2844-7858-9491-1415
Date of assessment: 14 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 14 May 2019	Total floor area: 69 m ²

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:	£ 1,758
Over 3 years you could save	£ 216

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 156 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 216 over 3 years </div>
Heating	£ 1,329 over 3 years	£ 1,200 over 3 years	
Hot Water	£ 273 over 3 years	£ 186 over 3 years	
Totals	£ 1,758	£ 1,542	

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>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4f81bd; color: white;">(92 plus) A</td> <td style="background-color: #8ebf42; color: white;">(81-91) B</td> <td style="background-color: #c4e000; color: white;">(69-80) C</td> <td style="background-color: #fde025; color: white;">(55-68) D</td> <td style="background-color: #fdb462; color: white;">(39-54) E</td> <td style="background-color: #fc9321; color: white;">(21-38) F</td> <td style="background-color: #d62728; color: white;">(1-20) G</td> </tr> <tr> <td colspan="3"></td> <td style="font-size: 2em;">71</td> <td colspan="3"></td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G				71				<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th style="background-color: #d9e1f2;">Current</th> <th style="background-color: #d9e1f2;">Potential</th> </tr> <tr> <td style="font-size: 2em;">71</td> <td style="font-size: 2em;">86</td> </tr> </table> <p>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.</p>	Current	Potential	71	86
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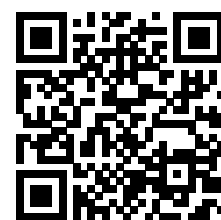
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 129
2 Solar water heating	£4,000 - £6,000	£ 87
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 891

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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