



Kingfisher Close, Farndon, CH3

£335,000

Guide Price

Tenure: Freehold, **Bedrooms:** 4

SPACIOUS DETACHED PROPERTY WITH GUIDE PRICE OF £345,000 - £350,000 Housesimple are pleased to present to the market this lovely detached property situated in a sought after area of Farndon, Cheshire. This lovely property would make an ideal family home having four bedrooms an

Key features:

- Spacious detached property
- Detached Garage
- Ground Floor WC
- 4 Bedrooms
- Large Garden
- GCH
- Full UPVC
- Sought after area
- Modern Kitchen
- White bathroom suite

Extra info:

- **Property Age:** 43 years
- **Council Tax:** Band E (£2240.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



SPACIOUS DETACHED PROPERTY

Housesimple are pleased to present to the market this lovely detached property situated in a sought after area of Farndon, Cheshire. This lovely property would make an ideal family home having four bedrooms and being spacious, situated on a large corner plot the property benefits from a good size rear garden.

From the main entrance you enter a vestibule which opens in to a bright hallway which has ground floor wc to the left of the hall. To the right you enter the good size lounge which has feature fireplace and double doors which lead in to the dining room which has access to the kitchen.

The kitchen has been fully fitted with modern wooden units and has co-ordinating worktops with breakfast bar, integrated appliances and cooker hood to complete the modern finish. There is access to the hallway and external access through french doors to the patio and rear garden.

On the first floor the master bedroom has the added benefit of fitted wardrobes, there are three further good size bedrooms. The family bathroom has modern white suite with integral shower and full tiling to the walls.

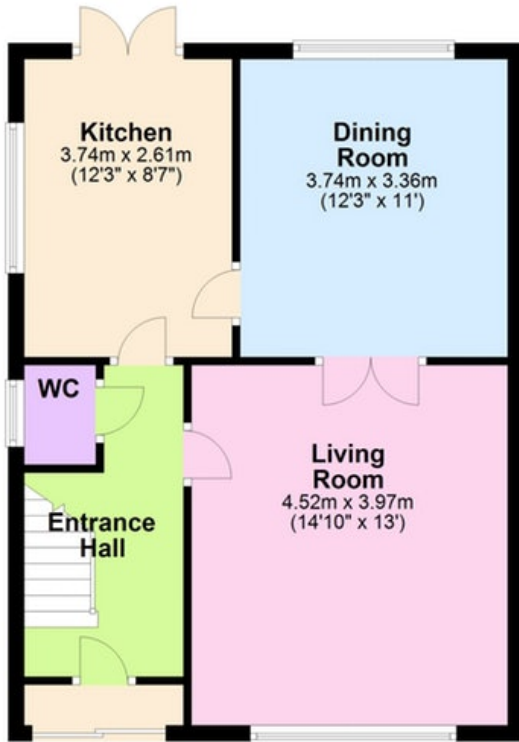
To the front of the property is a garden and driveway which allows for parking for several cars which leads to a detached garage, to the rear is a patio area and a large garden with mature trees.

Amenities and schools are nearby and the property is ideally situated for good road and transport links.

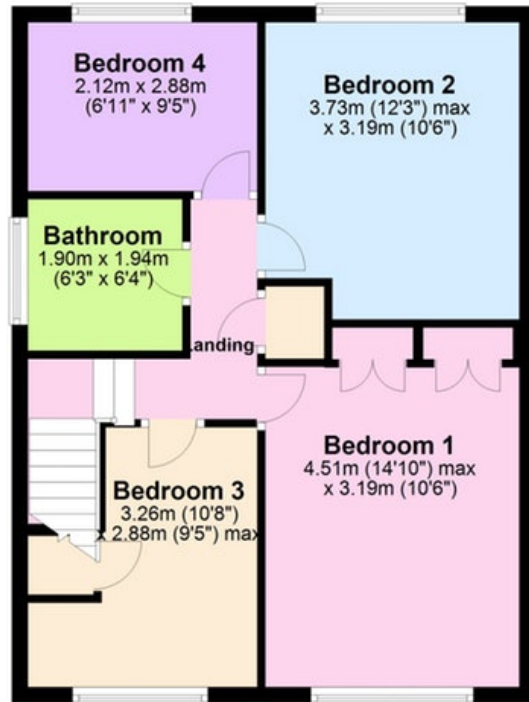
This is a lovely property in a very good location, having many features and being an ideal family home we thoroughly recommend early viewing to fully appreciate all the qualities this property has to offer.

Floor plan:

Ground Floor



First Floor



Energy Performance Certificate:

Energy Performance Certificate

6, Kingfisher Close, Farndon, CHESTER, CH3 6RE

Dwelling type: Detached house **Reference number:** 0228-8056-6248-9411-2970
Date of assessment: 02 August 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 02 August 2019 **Total floor area:** 101 m²

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:	£ 2,736
Over 3 years you could save	£ 885

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 219 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 885 over 3 years </div>
Heating	£ 2,166 over 3 years	£ 1,416 over 3 years	
Hot Water	£ 351 over 3 years	£ 216 over 3 years	
Totals	£ 2,736	£ 1,851	

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><small>Very energy efficient - lower running costs</small></p> <p><small>Not energy efficient - higher running costs</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="text-align: center;">85</td> <td style="text-align: center;">85</td> </tr> </table>	Current	Potential	85	85	<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>
Current	Potential					
85	85					

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 432
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 174
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 186

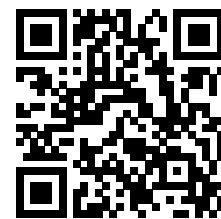
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. 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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