



Stratford Drive, Preston, PR2

£195,000

None

Tenure: Freehold, **Bedrooms:** 3

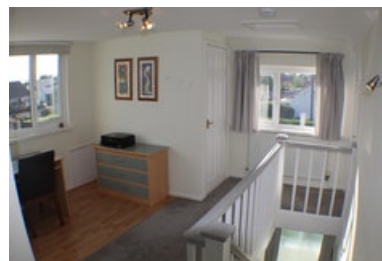
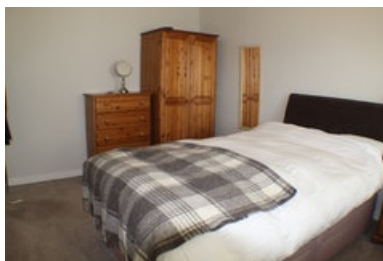
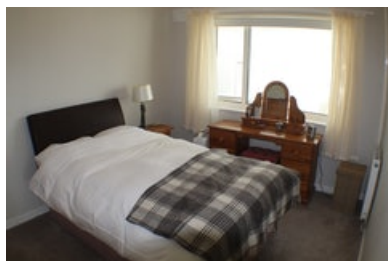
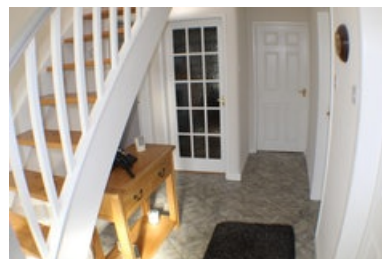
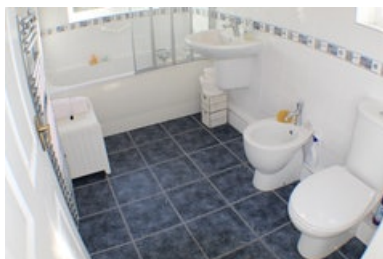
This well presented DORMA BUNGALOW is perfectly situated on a corner plot with a beautiful front and rear GARDEN and a vegetable patch to the side. It is an extremely spacious property throughout. It has a large CONSERVATORY and an ample sized GARAGE. The ground floor has a large BATHROOM with a til

Key features:

- En suite
- Conservatory
- Fireplace

Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band C (£1717.36 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking

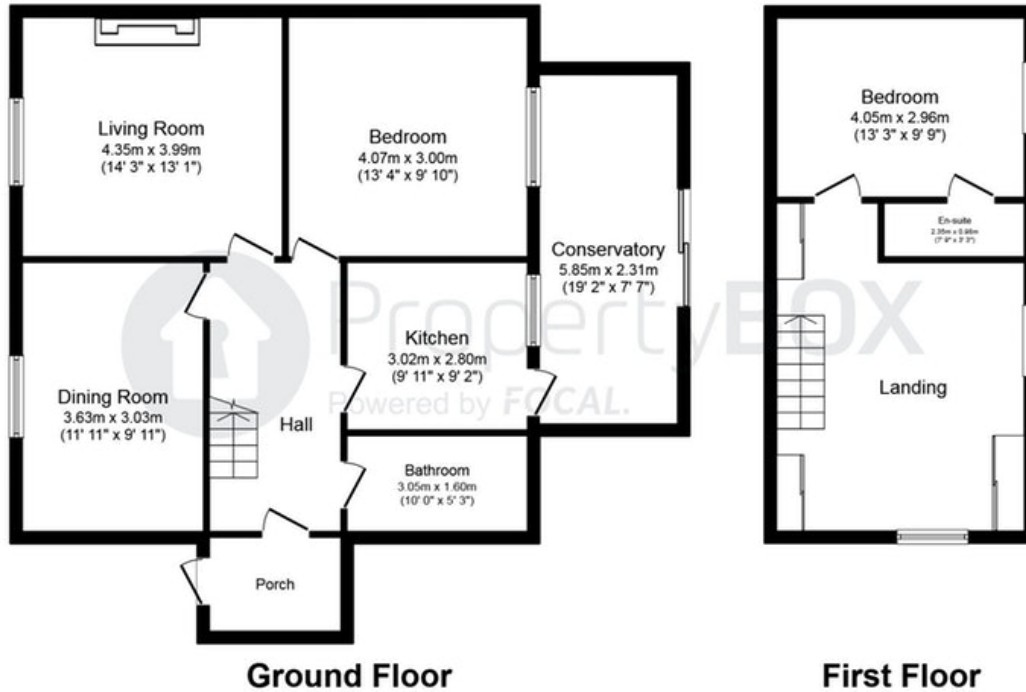


This well presented DORMA BUNGALOW is perfectly situated on a corner plot with a beautiful front and rear GARDEN and a vegetable patch to the side. It is an extremely spacious property throughout. It has a large CONSERVATORY and an ample sized GARAGE. The ground floor has a large BATHROOM with a tiled floor and a MODERN KITCHEN.

There is plenty of storage space on the first floor, and room for an OFFICE area. There is one BEDROOM on the first floor with an EN-SUITE and two bedrooms on the ground floor; one of which is currently being used as a DINING ROOM.

This bungalow is close to local schools and amenities and is near transport links.

Floor plan:



Total floor area 127.0 sq. m. (1,367 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Performance Certificate:

Energy Performance Certificate

15, Stratford Drive, Fulwood, PRESTON, PR2 3HT

Dwelling type: Semi-detached house **Reference number:** 8404-4906-7629-6277-4113
Date of assessment: 30 September 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 30 September 2019 **Total floor area:** 100 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:	£ 3,174
Over 3 years you could save	£ 675

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 213 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 675 over 3 years </div>
Heating	£ 2,511 over 3 years	£ 2,028 over 3 years	
Hot Water	£ 387 over 3 years	£ 258 over 3 years	
Totals	£ 3,174	£ 2,499	

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

	Current	Potential	
Very energy efficient - lower running costs			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.
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			Not energy efficient - higher running costs

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	£ 255
2 Floor insulation (suspended floor)	£800 - £1,200	£ 243
3 Low energy lighting for all fixed outlets	£20	£ 51

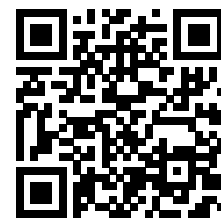
See page 3 for a full list of recommendations for this property.

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.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code