



Clive Road, Prenton, CH43

£165,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

..... SPACIOUS MID TERRACE PROPERTY Housesimple is pleased to present to the market this lovely spacious property situated in the popular area of Prenton.

Key features:

- Large Mid terrace property
- 3 Bedrooms
- Character Fireplaces
- Large kitchen
- Through lounge
- GCH
- Full UPVC
- Vourtyard Garden with off street parking
- Modern Bathroom
- Spacious

Extra info:

- **Property Age:** 120 years
- **Council Tax:** Band B (£1270.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



..... SPACIOUS MID TERRACE PROPERTY

Housesimple is pleased to present to the market this lovely spacious property situated in the popular area of Prenton. This property has three bedrooms is spacious and has many character features and would make an ideal family or first time buyer home.

From the main entrance you enter a hallway , to the right you enter the front lounge which has large bay window and period character fireplace, double doors open in to the rear reception room which has open access from the hallway, there are french doors to the rear courtyard garden and staircase to the first floor, door opens in to the large kitchen which has been fitted with a range of wall and base units, external door leads to the rear of the property.

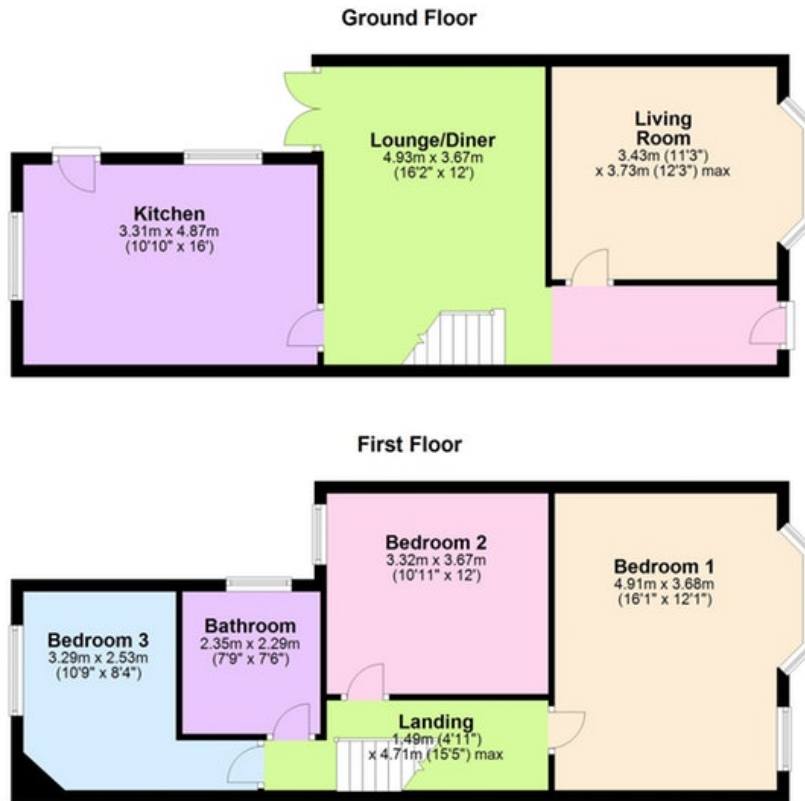
On the first floor there is a large master bedroom and a further two double bedrooms, each bedroom has period cast iron fireplace. The family bathroom is a good size and has white suite and complimentary tiling to complete the finish.

To the rear of the property is a private courtyard garden which has double gates allowing for off street parking.

Excellent amenities and schools are within walking distance and the property is ideally situated for good road and transport links with the nearby motorway and train network being a few minutes away.

This is a lovely character property and we thoroughly recommend early viewing to fully appreciate all the qualities this property has to offer.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

15, Clive Road, PRENTON, CH43 5RR

Dwelling type: Mid-terrace house	Reference number: 0791-2815-6380-9607-3281
Date of assessment: 05 August 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 07 August 2013	Total floor area: 107 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:	£ 3,369
Over 3 years you could save	£ 1,074

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 174 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 1,074 over 3 years</p> </div>
Heating	£ 2,715 over 3 years	£ 1,699 over 3 years	
Hot Water	£ 306 over 3 years	£ 222 over 3 years	
Totals	£ 3,369	£ 2,295	

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 style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse; font-size: 0.6em;"> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #66c2a3; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #c6e0b4; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #f0e68c; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #f4cccc; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #f4cccc; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #e377c2; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em; margin: 0;">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	<table style="width: 100%; border-collapse: collapse; font-size: 0.6em;"> <tr><th style="padding: 2px;">Current</th></tr> <tr><td style="text-align: center; padding: 2px;">57</td></tr> </table>	Current	57	<table style="width: 100%; border-collapse: collapse; font-size: 0.6em;"> <tr><th style="padding: 2px;">Potential</th></tr> <tr><td style="text-align: center; padding: 2px;">80</td></tr> </table>	Potential	80	<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>
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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 Internal or external wall insulation	£4,000 - £14,000	£ 704
2 Floor Insulation	£800 - £1,200	£ 143
3 Low energy lighting for all fixed outlets	£80	£ 142

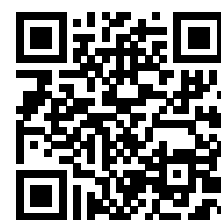
See page 3 for a full list of recommendations for this property.

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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