



## Camborne Avenue, St Helens, WA11

**£115,000**

Guide Price

**Tenure:** Leasehold, **Bedrooms:** 2

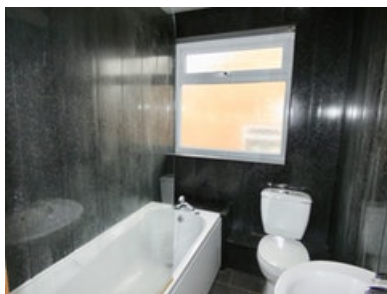
Situated in a most popular location is this two bedroom semi detached house in need of a new floor covering and painting but which the vendor will be prepared to contribute £1000 towards subject to a mutually agreed asking price. With local amenities close by including shops , schools both pr

## Key features:

- Semi Detached
- Two Bedrooms
- Contribution Towards Floorcoverings £1000
- Great Starter Home
- Good Investment Property
- No Chain
- Viewing Recommended
- Guide Price

## Extra info:

- **Property Age:** 44 years
- **Council Tax:** Band B (£1300.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** years remaining



**GUIDE PRICE £115,000 - £120,000**

Situated in a most popular location is this two bedroom semi-detached house in need of a new floor covering and painting but which the vendor will be prepared to contribute £1000 towards subject to a mutually agreed asking price.

With local amenities close by including shops, schools both primary and secondary plus two minutes away from Sankey Valley.

The accommodation on offer briefly comprises entrance porch into the lounge with stairs off, door through to kitchen dining room, the kitchen comprises base and wall units in oak with contrasting worktops over, cooker, space for white goods plumbed for washing machine. To the first floor, there are two double bedrooms and family bathroom.

Gardens front and rear with driveway giving off road parking

Viewing Highly Recommended

**Floor plan:**

## Energy Performance Certificate:

**Energy Performance Certificate**

**128, Cambourne Avenue, ST. HELENS, WA11 9EJ**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 8892-7786-4729-1997-9913
<b>Date of assessment:</b> 18 November 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 18 November 2019	<b>Total floor area:</b> 61 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,971</b>
<b>Over 3 years you could save</b>	<b>£ 642</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 147 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 £ 642 over 3 years</p> </div>
Heating	£ 1,263 over 3 years	£ 967 over 3 years	
Hot Water	£ 489 over 3 years	£ 195 over 3 years	
<b>Totals</b>	<b>£ 1,971</b>	<b>£ 1,329</b>	

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;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.7em;"> <tr> <td style="background-color: #2e8b57; color: white; text-align: center;">(92 plus) <b>A</b></td> <td style="background-color: #90ee90; text-align: center;">(81-91) <b>B</b></td> <td style="background-color: #90ee90; text-align: center;">(69-80) <b>C</b></td> <td style="background-color: #ffff00; text-align: center;">(55-68) <b>D</b></td> <td style="background-color: #ffa500; text-align: center;">(39-54) <b>E</b></td> <td style="background-color: #ff4500; text-align: center;">(21-38) <b>F</b></td> <td style="background-color: #ff0000; text-align: center;">(1-20) <b>G</b></td> </tr> <tr> <td colspan="6" style="text-align: center; font-size: 0.6em;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; font-size: 1.5em;">85</td> <td style="text-align: center; font-size: 1.5em;">88</td> </tr> </tbody> </table>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	Not energy efficient - higher running costs						Current	Potential	85	88	<p style="font-size: 0.7em;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: 0.7em;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.7em;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: 0.7em;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: 0.7em;">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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Not energy efficient - higher running costs																		
Current	Potential																	
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**Top actions you can take to save money and make your home more efficient**

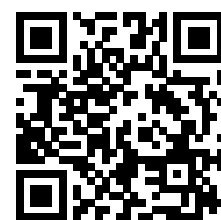
Recommended measures	Indicative cost	Typical savings over 3 years
1 Party wall insulation	£300 - £600	£ 90
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 105
3 Increase hot water cylinder insulation	£15 - £30	£ 45

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](http://www.simpleenergyadvice.org.uk) or call freephone 0300 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

### MISREPRESENTATION ACT, 1967.

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