



Clyde Street, Preston, PR2

£95,000

None

Tenure: Freehold, **Bedrooms:** 3

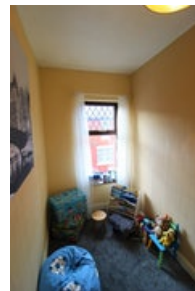
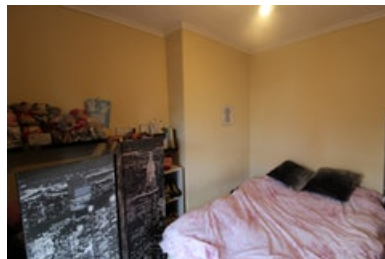
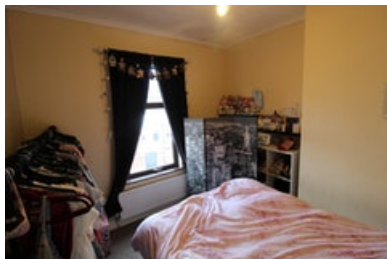
This stunning, three bedroom Terrace property is perfect for any first time buyer or small family. This property sits in an ideal location being within a short drive to Preston City Centre. Conveniently located only a short walk from the Historic Preston Docks, local pubs, shops and transport

Key features:

- Close to city centre
- Three bedroom
- Good transport links
- Large Rooms
- Modern

Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band A (£1077.22 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



This stunning, three bedroom Terrace property is perfect for any first time buyer or small family. This property sits in an ideal location being within a short drive to Preston City Centre.

Conveniently located only a short walk from the Historic Preston Docks, local pubs, shops and transport routes, including motorways and trains.

The property briefly comprises the entrance room, large living room/diner, fitted kitchen with under stairs storage with a door leading to the rear stoned garden. First floor; two large double bedrooms with a single third bedroom, and a family sized bathroom with fitted bath and overhead shower, sink and toilet.

Viewing is highly recommended!

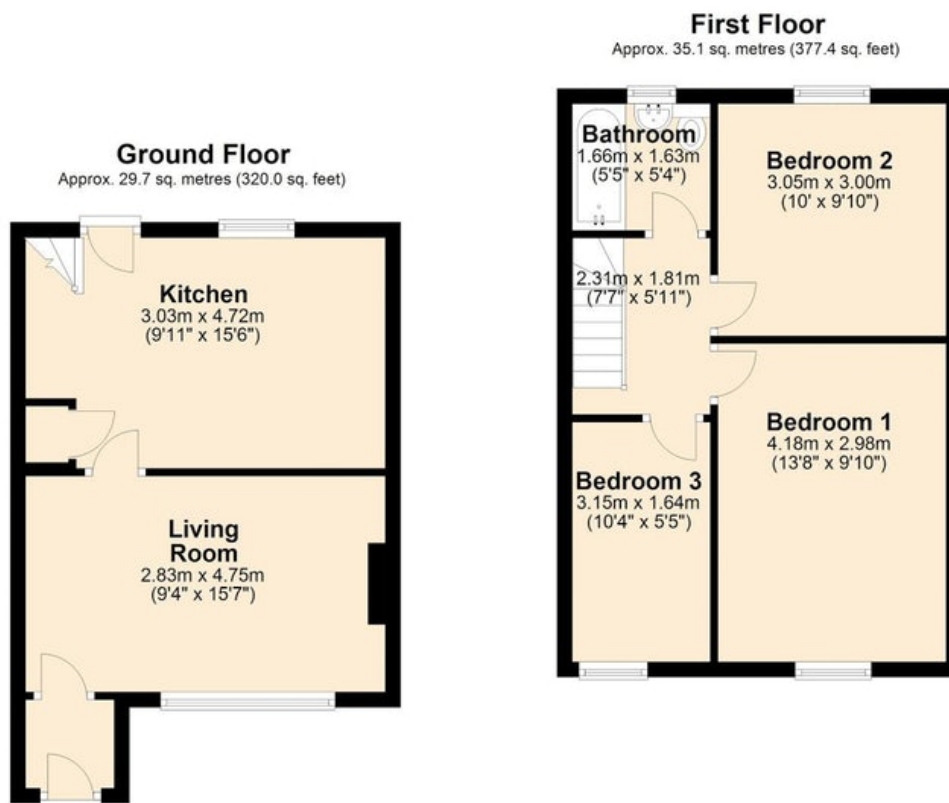
- **Ground Floor**

- **Living Room** 4.75m (15'7") x 2.83m (9'4")
Window to front, door to kitchen, wood floor, fireplace, Tv point.
- **Kitchen** 4.72m (15'6") x 3.03m (9'11")
Window to rear, Storage cupboard, stairs, door to garden, fully fitted, tiled walls.

- **First Floor**

- **Bedroom 1** 4.18m (13'8") x 2.98m (9'10")
Window to front, door to hall, carpet.
- **Bedroom 2** 3.05m (10') x 3.00m (9'10")
Window to rear, door to hall, carpet.
- **Bedroom 3** 3.15m (10'4") x 1.64m (5'5") plus 0.40m (1'4") x 0.40m (1'4")
Window to front, door to hall, carpet
- **Bathroom** 1.66m (5'5") x 1.63m (5'4")
Window to rear, door to hall, vinyl floor, bath/shower, sink, toilet.

Floor plan:



Total area: approx. 64.8 sq. metres (697.4 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

16, Clyde Street, Ashton-on-Ribble, PRESTON, PR2 1BA

Dwelling type: Mid-terrace house **Reference number:** 8891-6685-2029-4126-4943
Date of assessment: 28 November 2014 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 28 November 2014 **Total floor area:** 74 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:	£ 2,724
Over 3 years you could save	£ 1,113

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 141 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; border: 1px solid black; width: fit-content; margin: 0 auto;"> You could save £ 1,113 over 3 years </div>
Heating	£ 2,154 over 3 years	£ 1,263 over 3 years	
Hot Water	£ 288 over 3 years	£ 207 over 3 years	
Totals	£ 2,724	£ 1,611	

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

Very energy efficient - lower running costs

Not energy efficient - higher 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.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 439
2 Cavity wall insulation	£500 - £1,500	£ 384
3 Floor Insulation	£800 - £1,200	£ 86

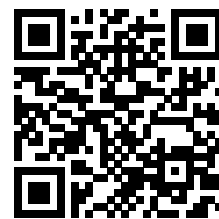
See page 3 for a full list of recommendations for this property.

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