



Chapel Close, Colne, BB8

£260,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

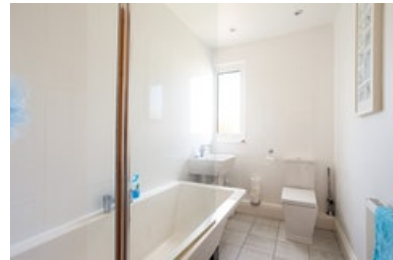
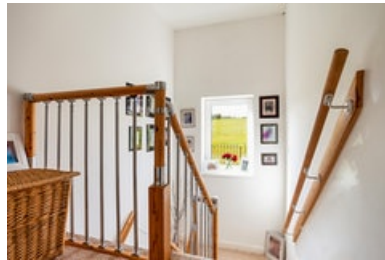
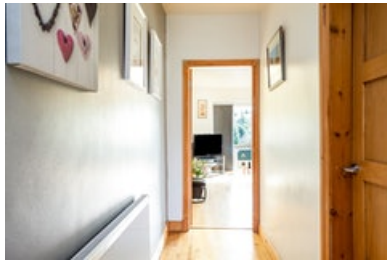
Housesimple is pleased to present this property in the much sort after village of Trawden. This south-facing property offers 3 good sized bedrooms, the third being on the ground floor. The master bedroom has a fully tiled ensuite white 3 piece shower room (including towel radiator)

Key features:

- Rural
- Spacious
- Surrounded by beautiful views
- light and airy
- modern decor

Extra info:

- **Property Age:** 65 years
- **Council Tax:** Band D (£2053.32 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



Housesimple is pleased to present this property in the much sort after village of Trawden.

This south-facing property offers 3 good sized bedrooms, the third being on the ground floor.

The master bedroom has a fully tiled ensuite white 3 piece shower room (including towel radiator) and there is an adjacent dressing area which has access to eaves storage. A large window overlooks the local countryside

The family bathroom is part tiled and features a modern white 3 piece suite with a power shower located over the bath. The second, good sized bedroom is located next to the bathroom.

The large window provides plenty of natural light on the landing and stairs, which includes a feature stair rail.

Downstairs consists of a very spacious dining kitchen featuring cherry red units, with black granite worktops and a black composite 1 and 1/2 sink unit with mixer tap. A range cooker with fan assisted double oven and 5 ring gas hob and built-in dishwasher.

The large living room features a modern wall mounted gas fire, patio doors which overlook St Marys the village church and extend across to Bouldworth Hill to the East. The side window overlooks the garden.

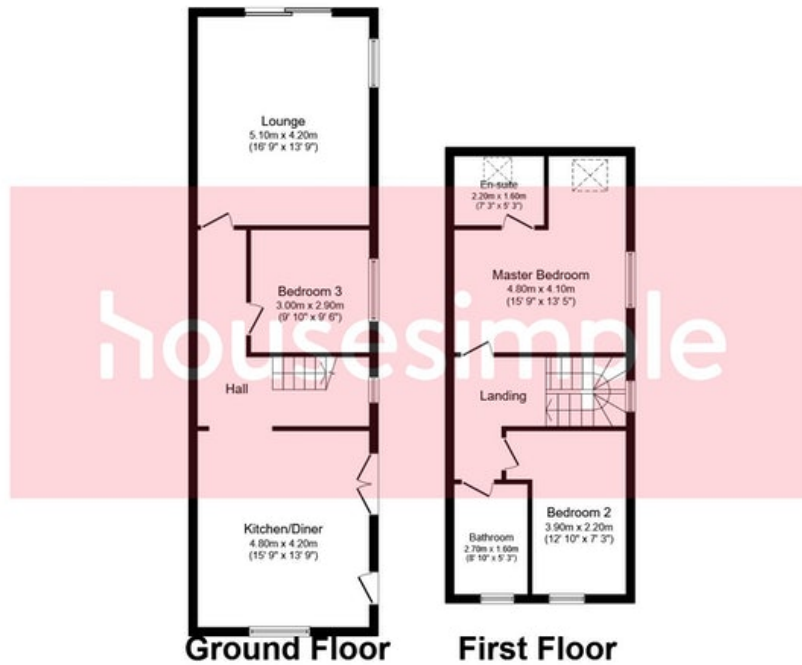
Solid wood floors are laid throughout the downstairs.

The 3rd bedroom is located on the ground floor.

The garden runs the full length of the house, consisting of 3 areas including a paved area, raised decking, and an area with planters, being South Facing the garden gets the sun all day.

There is private parking for 2/3 cars

Floor plan:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Performance Certificate:

Energy Performance Certificate

3, Chapel Close, Trawden, COLNE, BB8 8QZ

Dwelling type: End-terrace house	Reference number: 8903-2525-2829-7097-9683
Date of assessment: 12 June 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 12 June 2018	Total floor area: 105 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:	£ 3,384
Over 3 years you could save	£ 855

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 201 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 855 over 3 years </div>
Heating	£ 2,799 over 3 years	£ 2,109 over 3 years	
Hot Water	£ 315 over 3 years	£ 219 over 3 years	
Totals	£ 3,384	£ 2,529	

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>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; font-size: x-small;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white;">(81-91) B</td> <td style="background-color: #ffc107; color: white;">(69-80) C</td> <td style="background-color: #ffc107; color: white;">(55-68) D</td> <td style="background-color: #ffc107; color: white;">(39-54) E</td> <td style="background-color: #ffc107; color: white;">(21-38) F</td> <td style="background-color: #e91e63; color: white;">(1-20) G</td> </tr> <tr> <td colspan="6"></td> <td style="background-color: #e91e63; color: white;">Not energy efficient - higher running costs</td> </tr> </table>	(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	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center; font-size: x-small;"> <tr> <th style="background-color: #00728f; color: white;">Current</th> <th style="background-color: #00728f; color: white;">Potential</th> </tr> <tr> <td style="background-color: #e91e63; color: white; font-size: 2em;">64</td> <td style="background-color: #4caf50; color: white; font-size: 2em;">81</td> </tr> </table>	Current	Potential	64	81	<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>
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G														
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Current	Potential																			
64	81																			

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

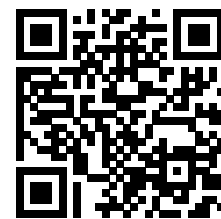
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 441
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 144
3 Low energy lighting for all fixed outlets	£20	£ 57

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.

MISREPRESENTATION ACT, 1967.

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