

## Whitchurch Road, Chester, CH3

**£160,000**

None

**Tenure:** Freehold, **Bedrooms:** 1

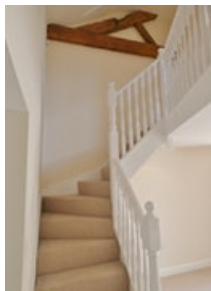
HouseSimple is pleased to present this property in Chester.

## Key features:

- Deceptively Spacious Mews House
- lounge and split level to large fitted kitchen/dining room
- good transport links to Chester
- Wrexham and close to well regarded leisure facilities at Carden Park.
- No Ongoing Chain
- Newly Fitted Bathroom
- Desirable Location
- Double Bedroom
- Gas Central Heating

## Extra info:

- **Property Age:** 151 years
- **Council Tax:** Band C (£1528.00 per-annum)
- **Double Glazing:** All
- **Heating:** Oil
- **Parking:** Off Street Parking

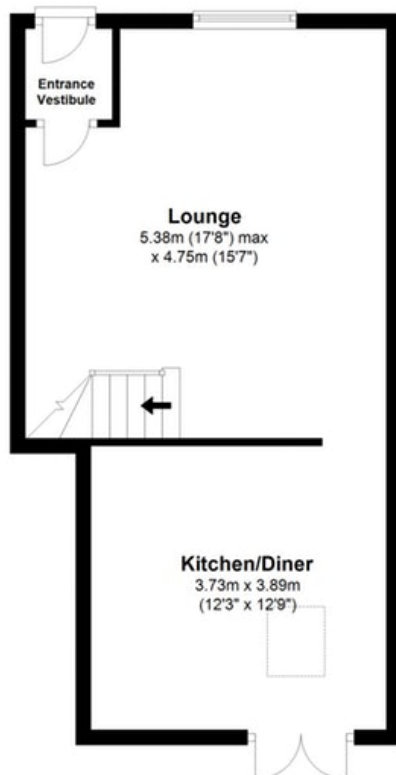


A deceptively spacious and well presented contemporary mews house of great charm and character converted from the outbuildings of Broxton Hall and situated in a rural location. Finished to a high standard situated in the popular village of Broxton with good transport links to Chester, Wrexham and close to well regarded leisure facilities at Carden Park. Accommodation comprises, entrance vestibule, lounge and split level to large fitted kitchen/dining with granite work tops and intergrated appliances with doors leading out to the patio and rear garden, one double bedroom with exposed beams and newly fitted bathroom with shower bath. The property forms part of a small complex of similar properties located in the grounds of Broxton Hall and is offered with no on-going chain.

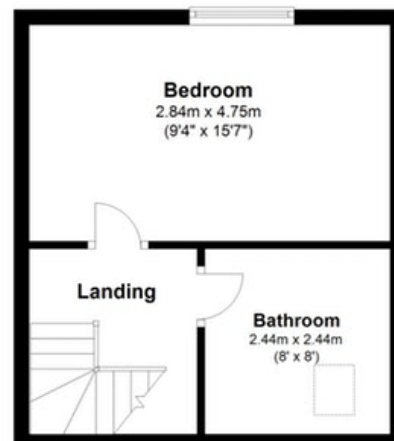
Broxton Hall Mews is located in a semi-rural area close to the road network which leads to Chester, Wrexham, Nantwich, Crewe and Whitchurch. The surrounding countryside is noted for its rural beauty with some of the most picturesque scenery in the area together with close access to nearby Beeston and Peckforton castles and the Sandstone Trail. In terms of nearby villages, Malpas, Tattenhall and Tarporley all provide excellent day to day amenities, whilst there are also well renowned schools in the wider area including Kings and Queens in Chester, Abbeygate in Saughton, The Grange school at Hartford and Bishop Heber school in Malpas which in its last inspection was rated outstanding by Ofsted. The property is also in the catchment area for an outstanding primary school in Clutton. A regular bus service gives access to Chester, Malpas and Whitchurch. Golf and leisure facilities are available at the nearby Carden Park Hotel. Liverpool Airport and Manchester Airport are both within easy reach of this property.

## Floor plan:

Ground Floor



First Floor



## Energy Performance Certificate:

**Energy Performance Certificate**

**3a Broxton Hall Mews, Whitchurch Road, Broxton, CHESTER, CH3 9JS**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 8452-6328-9750-5107-0926
<b>Date of assessment:</b> 23 August 2012	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 23 August 2012	<b>Total floor area:</b> 72 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>£ 1,659</b>
<b>Over 3 years you could save</b>	<b>£ 387</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 267 over 3 years	£ 132 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 387 over 3 years</p> </div>
<b>Heating</b>	£ 975 over 3 years	£ 879 over 3 years	
<b>Hot Water</b>	£ 417 over 3 years	£ 261 over 3 years	
<b>Totals</b>	<b>£ 1,659</b>	<b>£ 1,272</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**

Current	Potential
74	95

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**

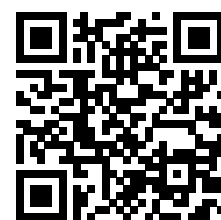
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£70	£ 99
2 Heating controls (room thermostat)	£350 - £450	£ 72
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 99

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

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

**MISREPRESENTATION ACT, 1967.**

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