



SIMON WOODHOUSE

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## Beambridge Close, Nantwich, CW5 6XR

Offers In Region Of £500,000

🛏️ 4 🚿 2 🚗 2

- South Facing Garden
- Double Detached Garage
- Not overlooked
- 7 Year NHBC Warranty
- Freehold
- Corner Plot
- 2 Reception Rooms
- High Specification
- 4 double bedrooms
- MUST BE VIEWED

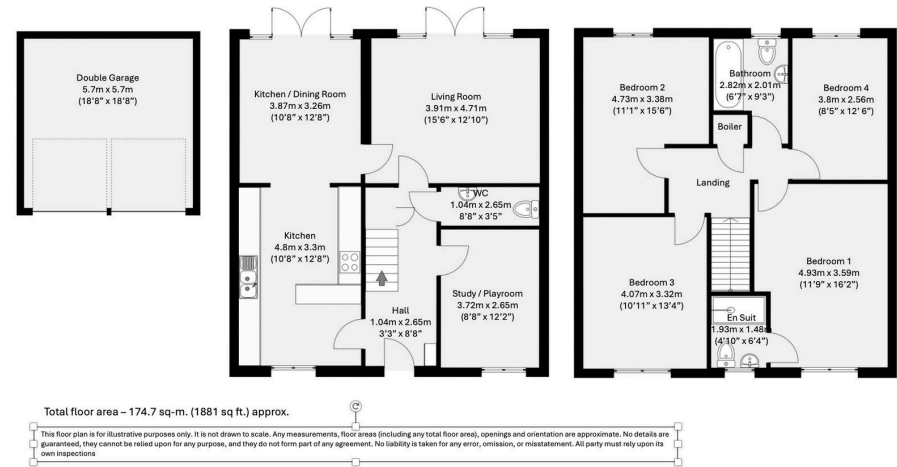


### **DON'T MISS OUT ON THIS 'READY TO MOVE INTO FAMILY HOME'**

This stunning 4 bedroom detached family home, situated on the extremely popular Kingsbourne development within walking distance of Nantwich Town Centre.

TO ARRANGE A VIEWING PLEASE CALL AND QUOTE REF: SW1027





Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Contact](#)

### Energy performance certificate (EPC)

Property details	EPC rating	Valid until
13 Beaufort Close Weybridge Middlesex TW20 0ET	<b>B</b>	1 July 2028

Contractor: [Wales 0844 7500 7500](#)

Property type: Detached house

Total floor area: 143 square meters

#### Rules on letting this property

Properties can be let if they have an energy rating from A to G.

#### Energy rating and score

The property's energy rating is B. It has the potential to be A.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills, we have to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### Breakdown of property's energy performance

<https://www.energy-certificates.service.gov.uk/energy-certificates/0023-0000-7383-7702-7241>