



SIMON WOODHOUSE

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Crewe Road, Shavington, CW2 5AJ

Offers In Region Of £325,000

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- Detached bungalow
- Open Plan Kitchen, Dining living
- Underfloor Heating
- Large Rear Garden
- Modern, low maintenance
- New Build
- Two double Bedrooms
- Single Detached Garage
- 9 Year Warranty
- Freehold



Prepare to be **IMPRESSED** with this Stunning **NEW BUILD BUNGALOW**, **ONE** of **TWO** available, finished to an extremely high standard throughout, low maintenance, single detached garage and modern living. B Energy Efficiency.

TO ARRANGE A VIEWING PLEASE CALL AND QUOTE REF:
SW1027





Total floor area – 91.7 sq-m. (987 sq ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (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. All party must rely upon its own inspections

Energy performance certificate (EPC)

EPCC owner name	Energy rating	Valid until
1201 5471	B	01 April 2033
EPCC number	Contract number	0807 2656 6006 6206 5202

Property type: Detached bungalow
Total floor area: 73 square metres

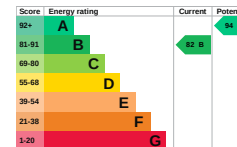
Rules on letting this property

Properties can be let if they have an energy rating from A to G.
You can view [guidance on letting a property with a minimum energy efficiency standard \(MEES\) rating](#)

Energy rating and score

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

[View how to improve the property's energy efficiency](#)



The graph shows this 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 will likely 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/2023-0224-6006-6206-5202>

1/5