



SIMON WOODHOUSE

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Crewe Road, Shavington, Crewe, CW2 5AJ

Offers In Region Of £325,000

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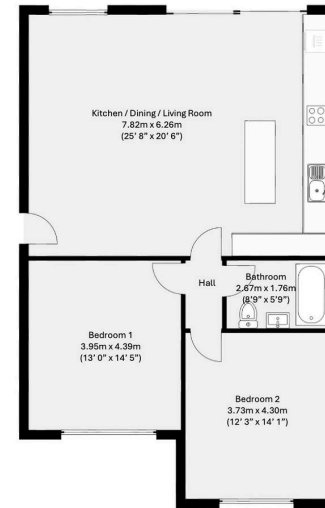
- New Build
- Underfloor Heating
- Large Rear Garden
- Modern Low Maintenance
- Open Plan Kitchen, Dining Living
- Single Detached Garage
- Double Bedrooms
- 9 Year Warranty
- Freehold
- **MUST BE VIEWED**



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 – 90.6 sq.m. (976 sq ft.) approx.

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. All parties must rely upon their own inspections.



Energy performance certificate (EPC)

EPC Reference 1201 547	Energy rating B	Issue date 05 June 2023
Property address 686-688-690-692-694		Certificate number 686-688-690-692-694

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

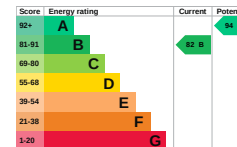
Rules on letting this property

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

Energy rating and score

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

[View the energy rating and score details](#)



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 are likely 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/1201-5475-3940-2127-1071>

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