



KIRK SHEPHARD POWERED BY **exp**™ UK

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Victoria Cottage, Foxfield Road, Broughton-in-Furness, LA20 6EZ

£360,000

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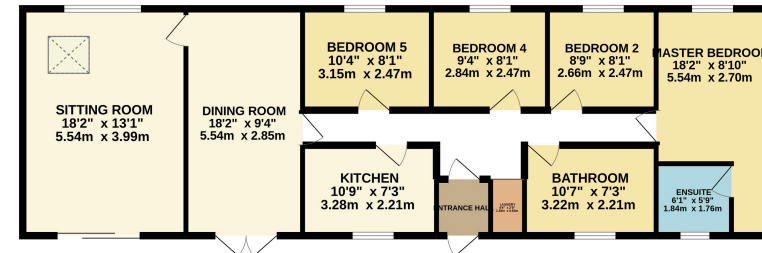


Victoria Cottage is a stunning four bedroom detached bungalow situated in Broughton in Furness. This property consists of a sitting room, kitchen, dining room, four bedrooms; one with en suite and family bathroom. There are gardens to the front and rear of the property with a lovely decked area and off street parking. Early viewings are highly recommended!





GROUND FLOOR
986 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA: 986 sq.ft. (91.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreapp (2022)



Energy performance certificate (EPC)

Victoria Cottage Eastfield Road BROUGHTON-IN-FURNESS LA20 6EJ	Energy rating E	Valid until: 8 May 2026 Certificate number: 8696-6369-3729-6106-6563
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Property type: Detached bungalow

Total floor area: 77 square metres

Rules on letting this property

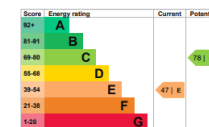
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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

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