

5 LOVE LANE CLEOBURY MORTIMER SHROPSHIRE DY14 8PE



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Energy Performance Certificate



5, Love Lane, Cleobury Mortimer, KIDDERMINSTER, DY14 8PE

Dwelling type: Semi-detached house Reference number: 8358-7624-5060-7725-4926
 Date of assessment: 25 April 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 26 April 2018 Total floor area: 85 m²

Use this document to:

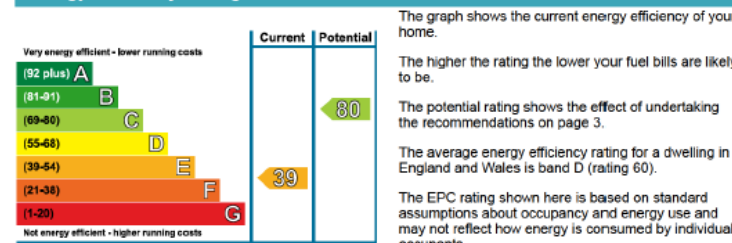
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,300
Over 3 years you could save	£ 1,593

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 177 over 3 years	
Heating	£ 2,427 over 3 years	£ 1,335 over 3 years	
Hot Water	£ 555 over 3 years	£ 195 over 3 years	
Totals	£ 3,300	£ 1,707	

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



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 270
2 Cavity wall insulation	£500 - £1,500	£ 489
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 147

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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**CASH BUYERS ONLY.
NON STANDARD CONSTRUCTION.**

A three bedroom family home situated in a semi-rural location close to the town centre and local amenities. Enjoying a larger than average corner plot. Reception Hall. Lounge. Fitted Kitchen. Utility. Three Bedrooms. Family Bathroom. Separate w.c. Fore and rear Gardens. Driveway. Garage. Potential to extend subject to Planning Permissions. View Quickly. 'Energy Rating E'

NO UPWARD CHAIN

PRICE: OFFERS IN THE REGION OF £150,000

Kidderminster 01562 822244 **Stourport-on-Severn** 01299 822060 **Lettings** 01562 861886 **Property Management** 01562 733666

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PROPERTY MISDESCRIPTIONS ACT: We have not tested services, fittings and appliances such as central heating, immersion heaters, fires, wiring, security systems and kitchen appliances. Any Purchaser should obtain verification they are in working order through their Solicitor or Surveyor. We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details. Phipps & Pritchard with McCartneys for themselves and the vendors of the property whose Agents they are, give notice that these particulars although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations or warranty whatever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
MEASUREMENTS: Quoted room sizes are approximate & only intended for general guidance. They have been rounded up/down to the nearest .076m (3"). You are particularly advised to verify all dimensions carefully, especially when ordering carpets, built-in furniture or fittings. Land areas are also subject to verification through legal advisors.



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Number 5 Love Lane is located in the ever popular market town of Cleobury Mortimer conveniently located and having a range of local amenities including shops, restaurants and schools.

Situated 10 miles east of the historic town of Ludlow and 12 miles from Kidderminster.

An early inspection is recommended to avoid disappointment. The accommodation more fully comprises:

Door opens to:

Reception Hall - Ceiling light point. Central heating radiator. Smoke alarm. Doors radiate to lounge and kitchen. Stairs rise to the first floor landing. Laminate wood floor covering.

Lounge - 14' 5" x 11' 3" (4.40m x 3.44m) Front facing double glazed window. Ceiling light point. TV aerial point. Central heating radiator. Wood effect laminate floor covering.

Fitted Kitchen - 14' 5" x 10' 4" (4.39m x 3.14m) Rear facing double glazed window. Ceiling light point. Central heating radiator. Roll top working surfaces with range of base units and wall cupboards. Space for cooker. Space for fridge and freezer. Space and plumbing for washing machine. UPVC double glazed door opens out to the rear gardens. Door to utility.

Utility - Side facing double glazed window. Ceiling light point. Roll top working surfaces with base units and wall cupboards. Wood effect laminate floor covering. Fuse boards and meters. Door to gardens.

From the reception hall stairs rise to the:

First Floor Landing - Side facing double glazed window. Ceiling light point. Smoke alarm. Airing cupboard housing tank and having slatted shelving. Exposed wood floor covering. Doors radiate to bedrooms, bathroom and w.c.

Bedroom No 1 - 13' 8" max into doorway x 12' 9" max (4.17m x 3.88m) Front facing double glazed window. Ceiling light point. TV aerial point. Central heating radiator. Exposed wood floor. A double bedroom.

Bedroom No 2 - 13' 9" x 8' 11" (4.18m x 2.73m) Rear facing double glazed window. Ceiling light point. Central heating radiator. Telephone point. TV

aerial point. Built-in wardrobe. Exposed wood floor. A double bedroom.

Bedroom No 3 - 8' 11" x 7' 10" (2.73m x 2.38m) Front facing double glazed window. Ceiling light point. Central heating radiator. Exposed wood floor.

W.C. - Rear facing window. Exposed wood floor. W.C.

Bathroom - Part tiled. Rear facing double glazed window. Central heating radiator. Ceiling light point. White suite comprising wash hand basin and bath. Exposed wood floor.

Outside -

Detached Garage -

Fore Garden - The property sits well back from the kerbside behind a tarmac driveway offering off-road parking to either side. Adjacent lawned areas with established borders and mature shrubs. The property enjoys a very large corner plot.

Rear Gardens - Paved patio area, adjacent lawned area with established borders and mature shrubs.

SERVICES: Mains services connected to the property include water, electricity and mains drainage.

TENURE: Freehold. We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details.

CURRENT COUNCIL TAX BAND: B

FIXTURES & FITTINGS: Any fixtures and fittings not mentioned in these Sale Particulars are excluded from the sale. Certain fixtures and fittings may be available by separate negotiation with the vendors.

VIEWING: By appointment with the agent's offices.

DIRECTIONS TO THE PROPERTY: From the centre of Cleobury Mortimer (A4117) pass Lloyds Bank on the right and turn right to Childe Road. Proceed along Childe Road and take the first left into Love Lane where the property will be found identified by the Agents 'For Sale' board.

SURVEYS & VALUATIONS: Phipps & Pritchard with McCartneys carry out Homebuyers Reports & Valuations. Should you purchase a property from another Agent, or a Private Vendor, we would welcome your enquiry and be pleased to discuss your requirements. Please contact David Hughes at our Survey Department on 01584 813766 for further information.

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