



JASON SIMMONS POWERED BY **exp**™ **UK**

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Brattswood Drive, Church Lawton, ST7

Offers Over £190,000

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- Two bedroom semi-detached • NO ONWARD CHAIN property on a Corner Plot
- Popular residential location in Church Lawton • Large lounge & Separate dining room
- Good-sized fitted kitchen • Downstairs wet room
- Two double bedrooms with Eaves storage • Driveway parking & Garage to rear elevation
- Low-maintenance and enclosed rear garden & Large front garden • Quote Ref: JS0070



Quote Ref: JS0070. A two bedroom semi-detached property located in the popular village of Church Lawton with great access to the A500 and M6 motorway, and OFFERED WITH NO ONWARD CHAIN. To the ground floor is entrance hallway, LARGE LOUNGE with feature brick-built fireplace, SEPARATE DINING ROOM, fitted kitchen and well-presented wet room. To the first floor is the landing and TWO DOUBLE BEDROOMS. Also, having an enclosed rear garden, double glazing, central heating and DRIVEWAY PARKING LEADING TO A SINGLE GARAGE. Located on a CORNER PLOT, the property also has a large front garden. INTERNAL VIEWING HIGHLY RECOMMENDED.





11/04, 11:22 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | [Contact us](#)

Energy performance certificate (EPC)

25 Britannia Office 25 Canada Square London E14 5LQ	Energy rating D	Valid until 31 August 2023
Property type Semi-detached bungalow	Total floor area 74 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/energy-performance-certificate-requirements-for-landlords>)

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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

Features in this property

<https://find-energy-certificates.service.gov.uk/energy-certificates/12337-6528-9220-2075-9222>

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