

CHOCKBURY COTTAGE CHOCKBURY LANE CRADLEY MALVERN WR13 5NA

Pughs

ESTATE AGENTS & VALUERS

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- Detached House
- Three Bedrooms
- Large Garden and Garage
- Village Location
- Energy Rating 'D'
- No Chain

Offers in the region of £400,000

Energy Performance Certificate


Chockbury Cottage, Chockbury Lane, Cradley, MALVERN, WR13 5NA

Dwelling type: Detached house
Date of assessment: 11 January 2019
Date of certificate: 14 January 2019
Reference number: 0752-2839-6596-9691-2345
Type of assessment: RdSAP, existing dwelling
Total floor area: 110 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:	£ 3,687
Over 3 years you could save	£ 654

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 270 over 3 years	
Heating	£ 3,144 over 3 years	£ 2,574 over 3 years	
Hot Water	£ 276 over 3 years	£ 189 over 3 years	
Totals	£ 3,687	£ 3,033	

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		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>Current</p> <p>55</p>	<p>Potential</p> <p>72</p>

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 186
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 159
3 Draught proofing	£80 - £120	£ 39

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Chockbury Cottage, Chockbury Lane, Cradley, Malvern, WR13 5NA

A detached Grade II Listed Black and White cottage offering comfortable family living accommodation with two good sized bedrooms and a further office/third bedroom. The property is sat in its own good sized garden with the benefit of detached double garage with Listed building consent to provide further accommodation. No Chain

ENTRANCE

Timber door to

DINING ROOM 4.1M X 3.9M (13'5" X 12'10")

Exposed timbers and beams, timber floor, stairs off, radiator, feature former fireplace

LIVING ROOM 4.1M X 3.8M (13'5" X 12'6")

Exposed timbers and beams, radiator, woodburner on flagstone hearth, timber floor

OFFICE/THIRD BEDROOM 2.9M X 1.9M (9'6" X 6'3")

Radiator

CLOAKROOM

White suite comprising W.C, hand basin, radiator, part tiled walls, tiled floor

KITCHEN 7.8M X 2.2M (25'7" X 7'3")

Comprising fitted wall and base units incorporating Belfast sink, four ring gas hob, gas oven, space and plumbing for appliances, tiled splashbacks, timber floor, exposed timbers and beams, access to pantry cupboard and further cupboard housing gas fired Worcester boiler

UTILITY ROOM 3.0M X 2.1M (9'10" X 6'11")

Comprising fitted wall and base units incorporating Belfast sink, space and plumbing for appliances, radiator, timber floor, tiled splashbacks, access to storage cupboard, exposed timbers and beams

FIRST FLOOR

LANDING

Exposed timbers and beams, access to airing cupboard

BEDROOM 3.9M X 3.7M (12'10" X 12'2")

Exposed timbers and beams, radiator, built in wardrobe, access to loft

BEDROOM 3.5M X 2.0M (11'6" X 6'7")

Exposed timbers and beams, built in wardrobe, radiator

BATHROOM

White suite comprising W.C, hand basin, bath with shower over, part tiled walls, heated towel rail, exposed timbers and beams

OUTSIDE

A tarmac driveway provides off road parking for several vehicles and access to the double detached garage. A pedestrian gate to the side of the garage leads round to the rear of the property and the side garden. The garden comprises of patio area, lawn and has a further pedestrian gate to the highway

AGENTS NOTES

P180565/L - Proposed two storey rear extension to provide garage, home office, bathroom and en-suite bedroom above.

TENURE

We understand from the Vendors that the property is freehold and offered with vacant possession upon completion.

SERVICES

We understand from the Vendors that mains electricity, gas, water and private drainage is connected to the property. Telephone subject to BT regulations.

COUNCIL TAX

Band E. Rates payable £2287.48 (2019/2020)
(Herefordshire Council 01432 260000)

ANTI MONEY LAUNDERING REGULATIONS

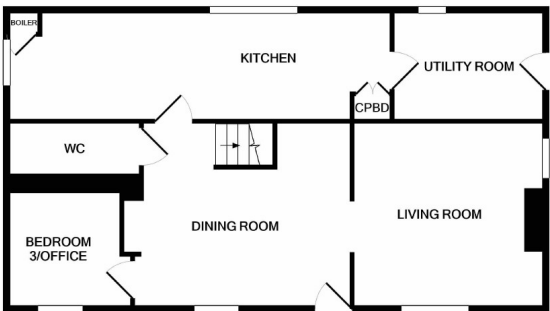
To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale

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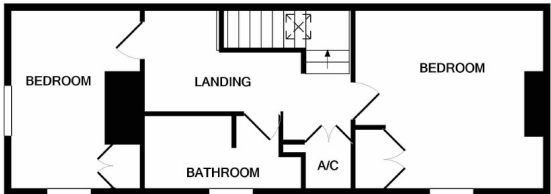
LOCATION MAP



FLOOR PLAN

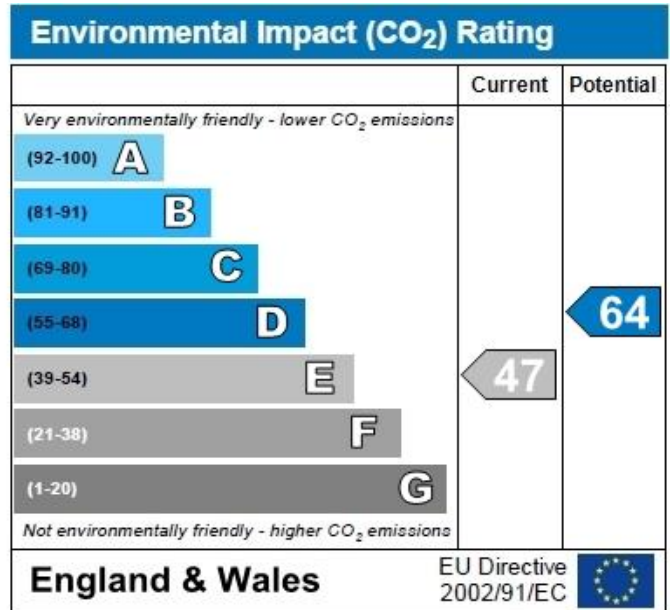
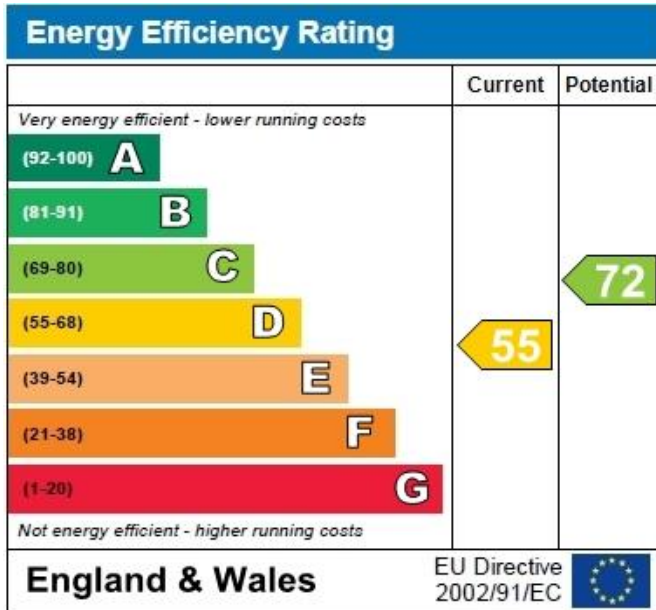


GROUND FLOOR
APPROX. FLOOR
AREA 715 SQ.FT.
(66.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 435 SQ.FT.
(40.4 SQ.M.)
TOTAL APPROX. FLOOR AREA 1149 SQ.FT. (106.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustrative 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
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DIRECTIONS

From Ledbury proceed along the B4214 towards Bosbury, continue through Bosbury. Once in Cradley pass the Butchers then turn left at the crossroads into Chockbury Lane. Chockbury Cottage is the last property on the right hand side.



For clarification we wish to inform prospective purchasers/tenants that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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