

50 LEA BANK AVENUE  
KIDDERMINSTER WORCESTERSHIRE DY11 6PD



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Energy Performance Certificate



50, Lea Bank Avenue, KIDDERMINSTER, DY11 6PD

Dwelling type: Detached bungalow Reference number: 8604-8864-7229-7227-4263  
Date of assessment: 26 February 2016 Type of assessment: RdSAP, existing dwelling  
Date of certificate: 26 February 2016 Total floor area: 88 m<sup>2</sup>

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

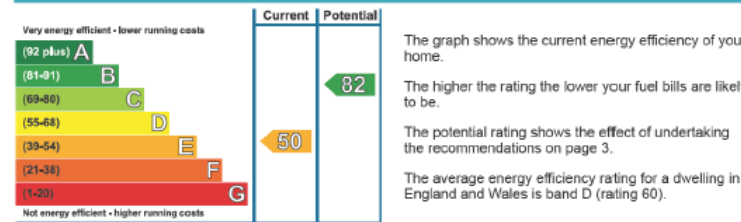
Estimated energy costs of dwelling for 3 years:	£ 3,786
Over 3 years you could save	£ 1,767

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 192 over 3 years	
Heating	£ 3,102 over 3 years	£ 1,596 over 3 years	You could save £ 1,767 over 3 years
Hot Water	£ 492 over 3 years	£ 231 over 3 years	
<b>Totals</b>	<b>£ 3,786</b>	<b>£ 2,019</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

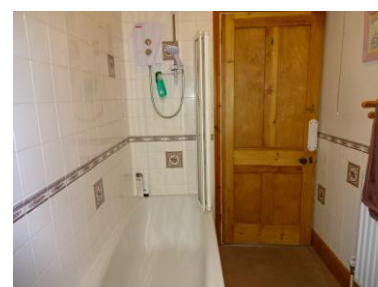
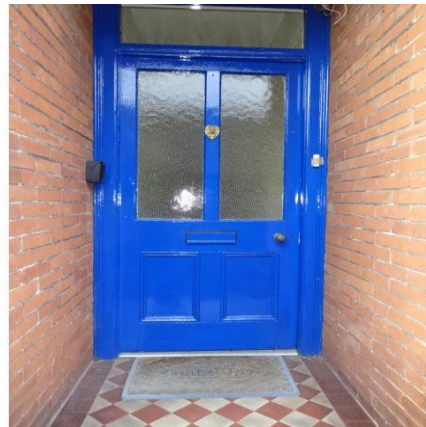


Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof insulation	£850 - £1,500	£ 75	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 774	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 213	✓

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.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



An opportunity to purchase a unique detached two bedroom bungalow located on the Bewdley side of Kidderminster. Porch. Reception Hall. Lounge. Breakfasting Dining Kitchen. Two double Bedrooms. Bathroom. Garage. Fore and rear gardens. Planning Permission applied for to extend into the substantial loft area. An early inspection is recommended. No Upward Chain. 'Energy Rating E'.

To be offered for sale by Public Auction  
(subject to prior sale or withdrawal, special conditions and reserve  
at The Garden Room of Hogarths Stone Manor Hotel, Stone, nr Kidderminster  
on Tuesday 12<sup>th</sup> September 2017 at 6.00 p.m. prompt

AUCTION GUIDE PRICE £150,000 - £160,000

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Cleobury Mortimer  
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REGIONAL OFFICES: Kidderminster, Stourport-on-Severn, Bridgnorth, Craven Arms, Tenbury Wells, Brecon, Builth Wells, Hay-on-Wye, Kington, Knighton, Llandrindod Wells, Ludlow, Newtown, Presteigne, Rhayader, Welshpool, Worcester (market). ASSOCIATED OFFICE: Mayfair, London

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 50 Lea Bank Avenue occupies a good sized plot situated on the Bewdley side of Kidderminster. A rare opportunity is offered to purchase such a unique and individual bungalow with the potential to further extend and improve.**

**The property has been well maintained over the years but would now benefit from general upgrading by modern tastes and is therefore ideally suited to those seeking a quality traditional property with both position and potential to further improve and personalise.**

**The property is offered for sale with the distinct advantage of No Upward Chain and your early inspection is strongly recommended to avoid disappointment. The accommodation more fully comprises:**

**Open Canopy Porch** - Door opens to the:

**Reception Hall** - Central heating radiator. Ceiling light point. Loft access. Picture rail. Telephone point. Doors radiate to bedrooms, bathroom, lounge and dining kitchen. Further door to cloaks/rear porch area. Storage cupboards.

**Bedroom No 1** - 13' 1" x 12' 0" (4.0m x 3.65m) Front and side facing stained glass feature windows. Central heating radiator. Picture rail. Ceiling light point. Feature fireplace with tiled hearth. A double bedroom.

**Bedroom No 2** - 12' 1" x 10' 10" (3.69m x 3.29m) Front facing stained glass window. Single central heating radiator. Full wall width of built-in wardrobes. Picture rail. Ceiling and wall light points. Ceiling rose. A further double bedroom.

**Bathroom** - 8' 11" x 5' 4" (2.73m x 1.62m) Side facing window. Ceiling light point. Central heating radiator. Part tiled. White suite comprising w.c., wash hand basin and bath with 'Aqua Sprint Heatstore' shower over. Loft access.

**Breakfasting Dining Kitchen** - 18' 6" max x 11' 3" max (5.63m x 3.44m) overall measurements

**Dining Area** - 11' 3" x 10' 6" (3.44m x 3.19m) Side facing window. Central heating radiator. Inset alcoves for decoration. Ceiling light point. Coving to ceiling. 'Glow Worm Hideaway' boiler. Open arch into:

**Kitchen Area** - 10' 4" x 8' 5" (3.15m x 2.56m) Quarry tiled floor. Roll top working surfaces with a range of base units and wall cupboards. Inset stainless steel sink and drainer. Rear facing window. Space for cooker and fridge freezer. Fluorescent ceiling lighting.

**Lounge** - 20' 11" x 11' 2" (6.38m x 3.40m) Side facing window. Rear facing patio doors. Two ceiling light points. Double and single central heating radiators. TV aerial point. Telephone point. Feature brick fireplace and heating with inset electric fire.

From the reception hall a door opens to the:

**Rear Porch** - Offering cloaks hanging and storage space.

**Outside -**

**Single Garage** - Having vehicular access between numbers 50a and 51 Lea Bank Avenue. Up and over door. Window. Rear facing door opening into the rear gardens. Garage recently re-roofed. From the end of the vehicular access there is a gated access into the rear garden of number 50.

**Gardens -**

**Fore Garden** - The property sits well back from the kerbside behind a concrete fore garden offering parking. Established borders with mature shrubs. Access to both sides of the property to the:

**Enclosed Rear Garden** - a substantial rear garden currently laid out for ease of maintenance with paved patio area and planted beds. Steps descend to gated access to the garage.

**SERVICES:** Mains services connected to the property include water, gas, 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: C**

**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:** Leave Kidderminster ring road on the A456 in the direct of Bewdley. Proceed over the traffic lights at Kidderminster Hospital and up Bewdley Hill passing the Gainsborough House Hotel on the left hand side and take the third left hand turn into Lea Bank Avenue. Proceed a short distance where the property will be seen identified by the Agents 'For Sale' board.

**CONDITIONS OF SALE:** The property will, unless previously sold or withdrawn, be sold subject to Specific and General Conditions of Sale which have been settled by the Vendors Solicitors. These Conditions may be inspected during the 5 days inclusive and exclusive of the day of Sale. The Conditions may also be inspected in the Sale Room at the time of Sale but **WILL NOT** then be read. The Purchaser shall be deemed to have notice of such Conditions and all the terms thereof and shall bid on these terms whether he shall have inspected the Conditions or not.

**SOLICITORS CONCERNED:** Coodes Solicitors, 6 Cheltenham Place, Newquay, Cornwall, TR7 1DQ Telephone Number 01637 878111 For the attention of Ms J Heane

**MORTGAGE ADVICE:** Phipps & Pritchard Financial Services Ltd computerized software enables advice to be given on the whole of the market which shows a clear comparison between lenders interest rates and fees. Contact Mr Nigel Clee at the Kidderminster office. Authorised and regulated by the Financial Conduct Authority.

**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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