



## Bradley Road Telford TF2 7PY

Offers in the Region Of  
£295,000

This is a smart detached bungalow with private garden, attractive kitchen and lovely bathroom, three bedrooms, conservatory and outside office. Plenty of parking. The large garden has a patio EPC D. PLEASE NOTE THESE PICTURES ARE FROM WHEN THE OWNER LIVED THERE SO FURNISHINGS ARE NOT REPRESENTATIVE IT IS PRESENTLY RENTED

- Detached bungalow
- Three bedrooms
- Large living room
- EPC
- Large driveway and private garden
- Lovely kitchen and bathroom
- NO CHAIN

# Bradley Road, Telford, Shropshire, TF2 7PY

Porch

Entrance Hallway

LOUNGE 29' 8" x 15' 1" (9.04m x 4.59m)

BEDROOM 1 12' 6" x 11' 7" (3.81m x 3.53m)

BATHROOM 12' 0" x 12' 3" (3.65m x 3.73m)

KITCHEN BREAKFAST ROOM 12' 4" x 11' 8" (3.76m x 3.55m)

UTILITY 8' 7" x 8' 1" (2.61m x 2.46m)

W.C

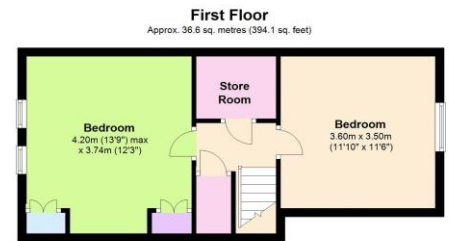
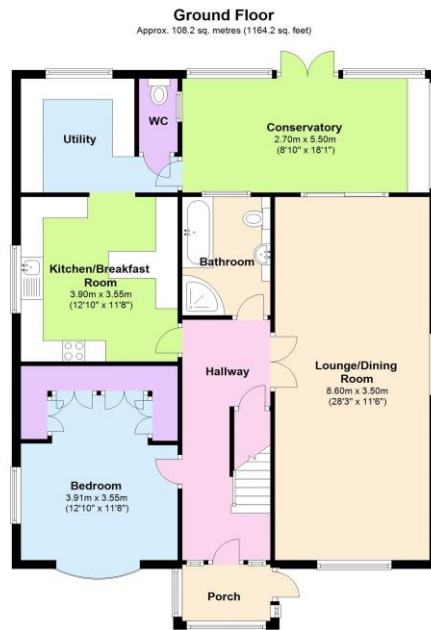
CONSERVATORY 18' 1" x 9' 0" (5.51m x 2.74m)

BEDROOM 2 14' 0" x 12' 1" (4.26m x 3.68m)

DRIVEWAY

GARDENS

GARDEN OFFICE



Total area: approx. 144.8 sq. metres (1558.3 sq. feet)



\*Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g.) title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale\*.

# Energy Performance Certificate

7, Bradley Road, Donnington Wood, TELFORD, TF2 7PY

**Dwelling type:** Detached house  
**Date of assessment:** 07 September 2017  
**Date of certificate:** 09 September 2017  
**Reference number:** 0159-2873-6615-9003-6341  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 125 m<sup>2</sup>

## Use this document to:

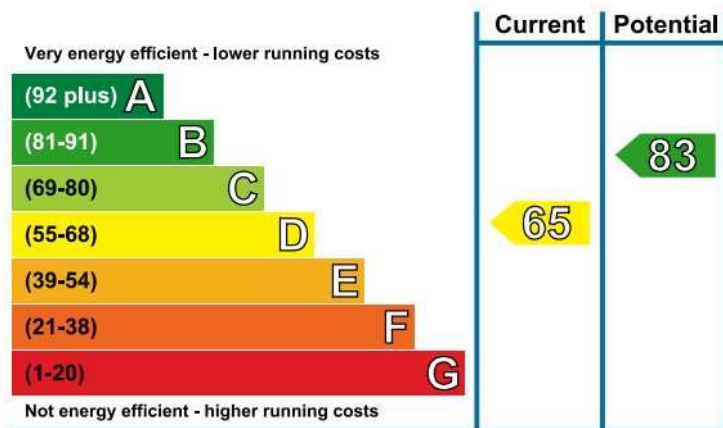
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,444</b>
<b>Over 3 years you could save</b>	<b>£ 1,086</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 441 over 3 years	£ 222 over 3 years	
Heating	£ 2,673 over 3 years	£ 1,911 over 3 years	
Hot Water	£ 330 over 3 years	£ 225 over 3 years	
<b>Totals</b>	<b>£ 3,444</b>	<b>£ 2,358</b>	

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



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	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 441	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 204	
3 Low energy lighting for all fixed outlets	£70	£ 189	

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](http://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.