# LANCASTER



**PARTICULARS FOR THE SALE OF THE DETACHED HOUSE
KNOWN AS**

**280 BOWERHAM ROAD
LANCASTER
LA1 4LP**

## SITUATION

Bowerham Road is situated on the Southern outskirts of Lancaster, with easy access to the A6, M6 at Junction 33, Lancaster University and Williamson Park.   The property has been in the same ownership for 65 years.

## DESCRIPTION

The property is built of brick under a slate roof with the benefit of a garage and well maintained gardens.

The accommodation includes:-
Porch with WC off
Lounge
Conservatory
Kitchen
Dining Room

First Floor
Spacious Landing
4 Bedrooms
Bathroom

Outside
Attached Garage
Store Room
Gardens to the front and rear.



**Services**
Mains electricity,  water and drainage.  Gas fired central heating

**Council Tax**
The property is in Band D for Council Tax purposes

## TENURE

The property is freehold and vacant possession will be given on completion.

## ANTI-MONEY LAUNDERING REGULATION 2017

Due to new legislation brought into effect on 26th June 2017, we are obliged to undertake a check on any person intending to make an offer and prospective purchasers prior to any offer being accepted. Any prospective purchaser should therefore provide us with photographic  identification (passport or driving license) and proof of address (utility or Council Tax bill) at our office when making an offer.

## VIEWING
By appointment with the Agents.

## ASKING PRICE
Offers in the region of £350,000.

## MISDESCRIPTIONS ACT
Every care has been taken in preparing these sales particulars but if there is any point on which you would like further information, please contact us. The person dealing with the property will be pleased to check or supply you with further details which may be important to you, particularly if you are travelling some distance to view.

## Energy performance certificate (EPC)

| 280 Bowerham Road<br>LANCASTER<br>LA1 4LP | Energy rating<br>**C** | Valid until: | **10 May 2035** |
| --- | --- | --- | --- |
| | | Certificate number: | **9607-3050-9205-1705-2200** |

| Property type | Detached house |
| --- | --- |
| Total floor area | 122 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

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

See how to improve this property's energy efficiency.

| Score | Energy rating | Current | Potential |
| --- | --- | --- | --- |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 76 C |
| 55-68 | 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
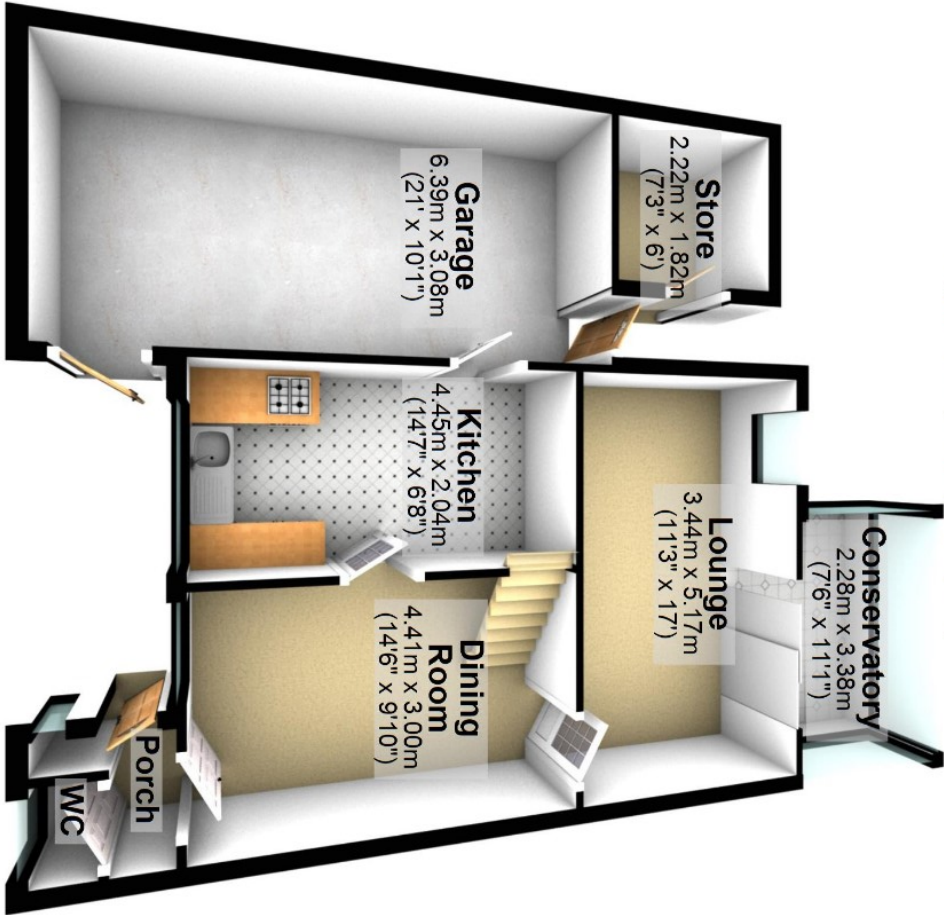the average energy score is 60

**Garage**
6.39m x 3.08m
(21' x 10'1")

**Store**
2.22m x 1.82m
(7'3" x 6')

**Kitchen**
4.45m x 2.04m
(14'7" x 6'8")

**Dining Room**
4.41m x 3.00m
(14'6" x 9'10")

**Lounge**
3.44m x 5.17m
(11'3" x 17')

**Conservatory**
2.28m x 3.38m
(7'6" x 11'1")

**Porch**

**WC**

## Ground Floor
Approx. 75.6 sq. metres (814.0 sq. feet)

**Bedroom 1**
3.06m x 4.21m
(10' x 13'10")

**Bedroom 2**
3.92m x 3.03m
(12'10" x 9'11")

**Bathroom**
2.50m x 2.23m
(8'2" x 7'4")

**Bedroom 3**
2.08m x 2.70m
(6'10" x 8'10")

**Bedroom 4**
4.03m x 2.46m
(13'3" x 8'1")

**Landing**

## First Floor
Approx. 60.7 sq. metres (653.3 sq. feet)