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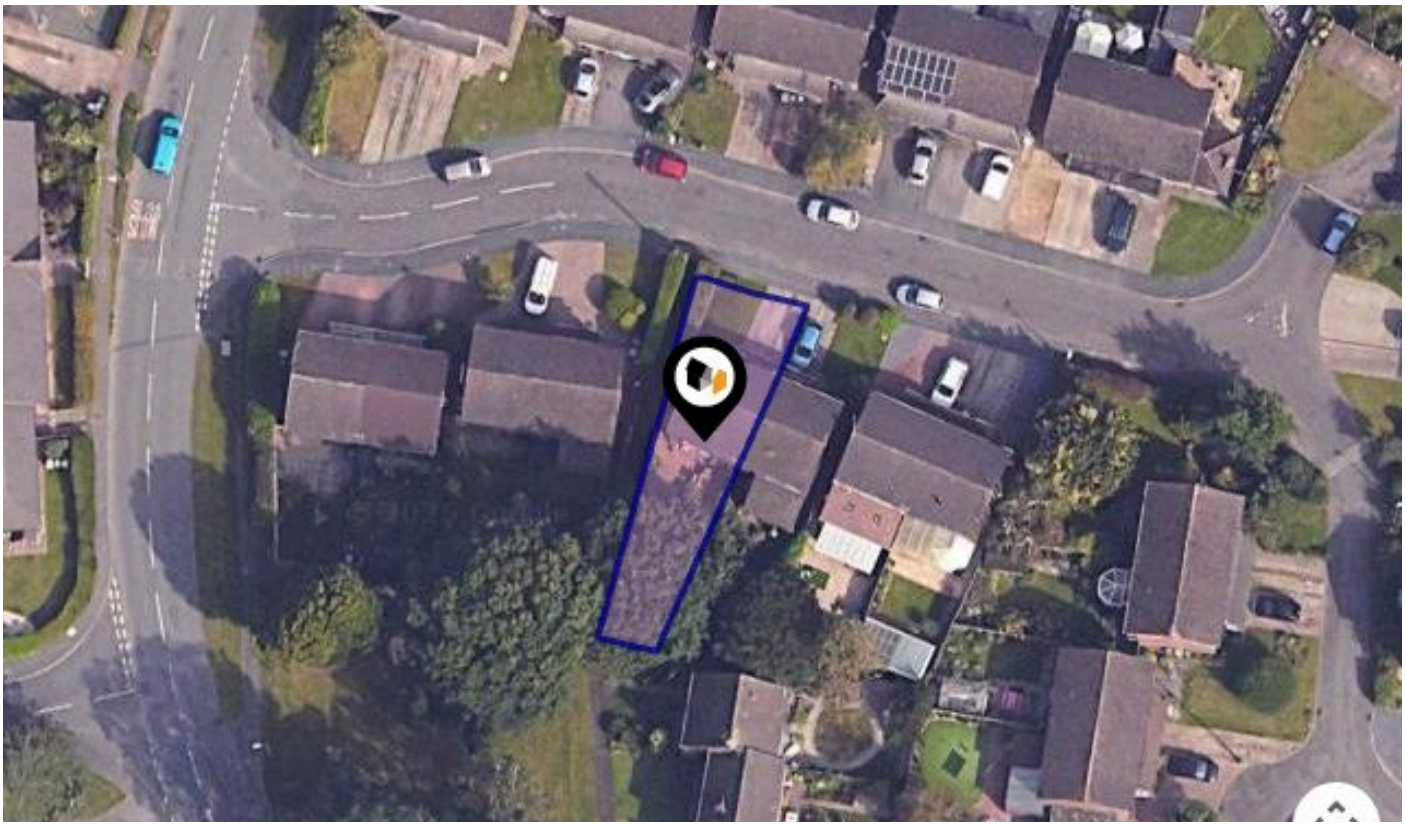
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



RECTORY CLOSE, WISTASTON, CREWE, CW2

butters john bee

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Property
Overview

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Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	731 ft^2 / 68 m^2		
Plot Area:	0.05 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£2,073		
Title Number:	CH128417		

Local Area

Local Authority: Cheshire east

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

22	70	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2 | EE | 3 | Vodafone

Satellite/Fibre TV Availability:

BT	sky	Virgin media
✓	✓	✗

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Rectory Close, CW2

Energy rating

D

Valid until 02.01.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 | B
69-80	C		
55-68	D	68 | D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	68 m^2

Market
House Price Statistics

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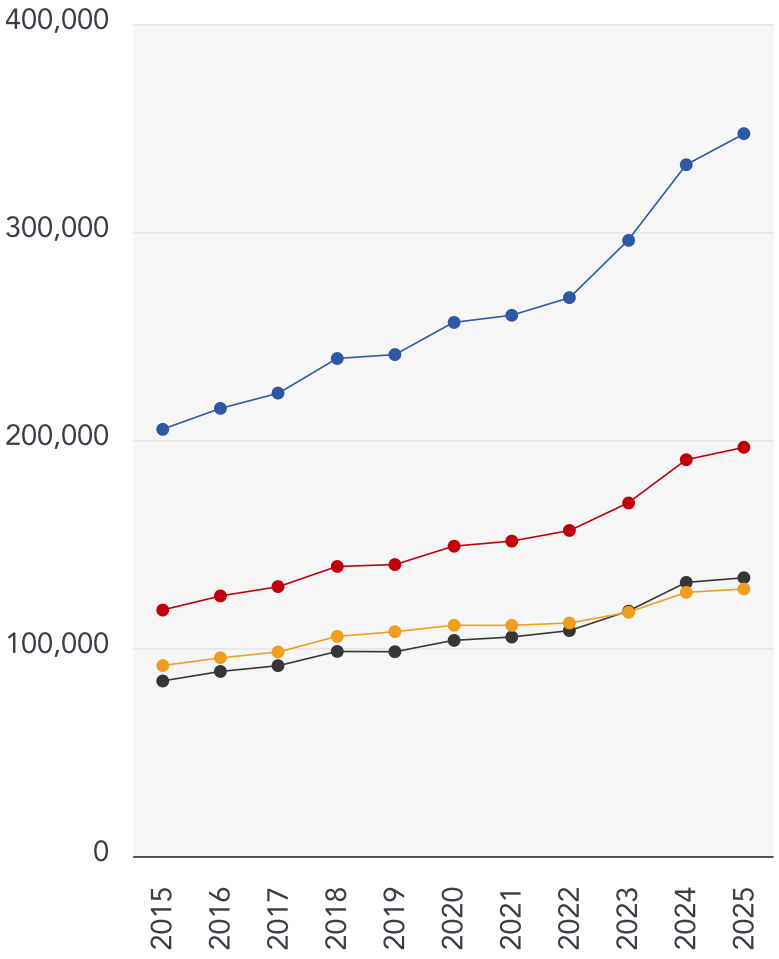
10 Year History of Average House Prices by Property Type in CW2



Detached

+69.27%

Semi-Detached

+66.15%

Flat

+40.22%

Terraced

+58.95%

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Agent
Disclaimer

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Important - Please Read

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