

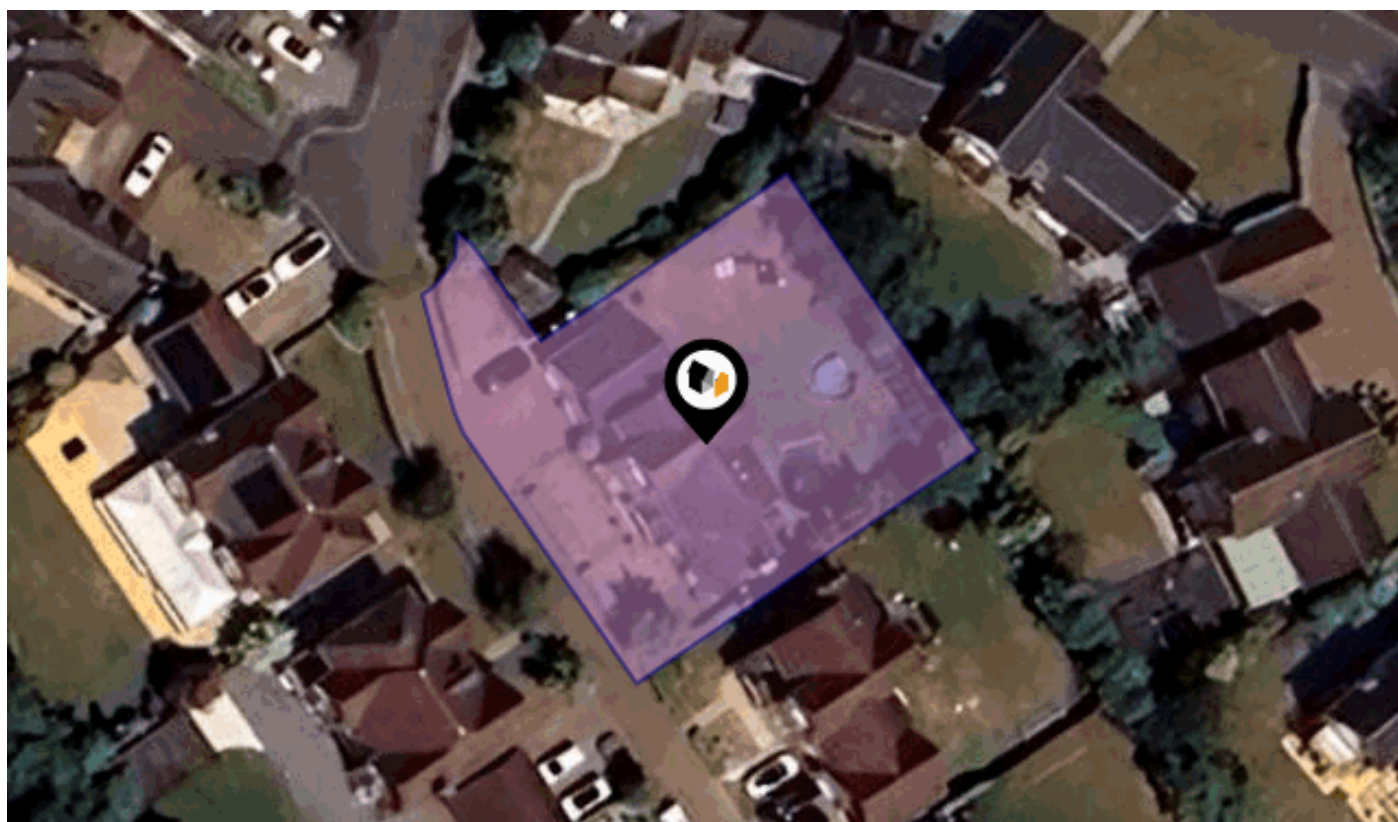


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 06th August 2025



HAMPSTEAD DRIVE, WESTON, CREWE, CW2

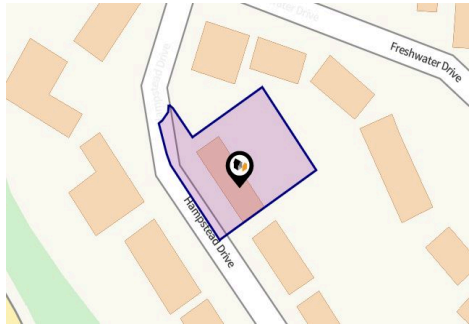
butters john bee

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	6		
Floor Area:	2,131 ft ² / 198 m ²		
Plot Area:	0.25 acres		
Year Built :	2006		
Council Tax :	Band G		
Annual Estimate:	£3,888		
Title Number:	CH555941		

Local Area

Local Authority:	Cheshire east	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
● Rivers & Seas	Very low	2	1800
● Surface Water	Very low	mb/s	mb/s
			

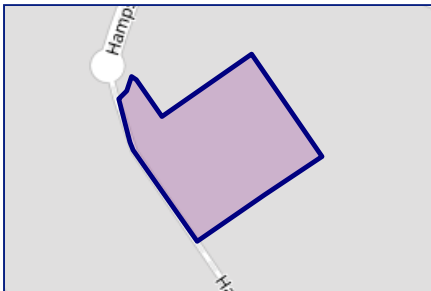
Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			
			

Multiple Freehold Title Plans Detected

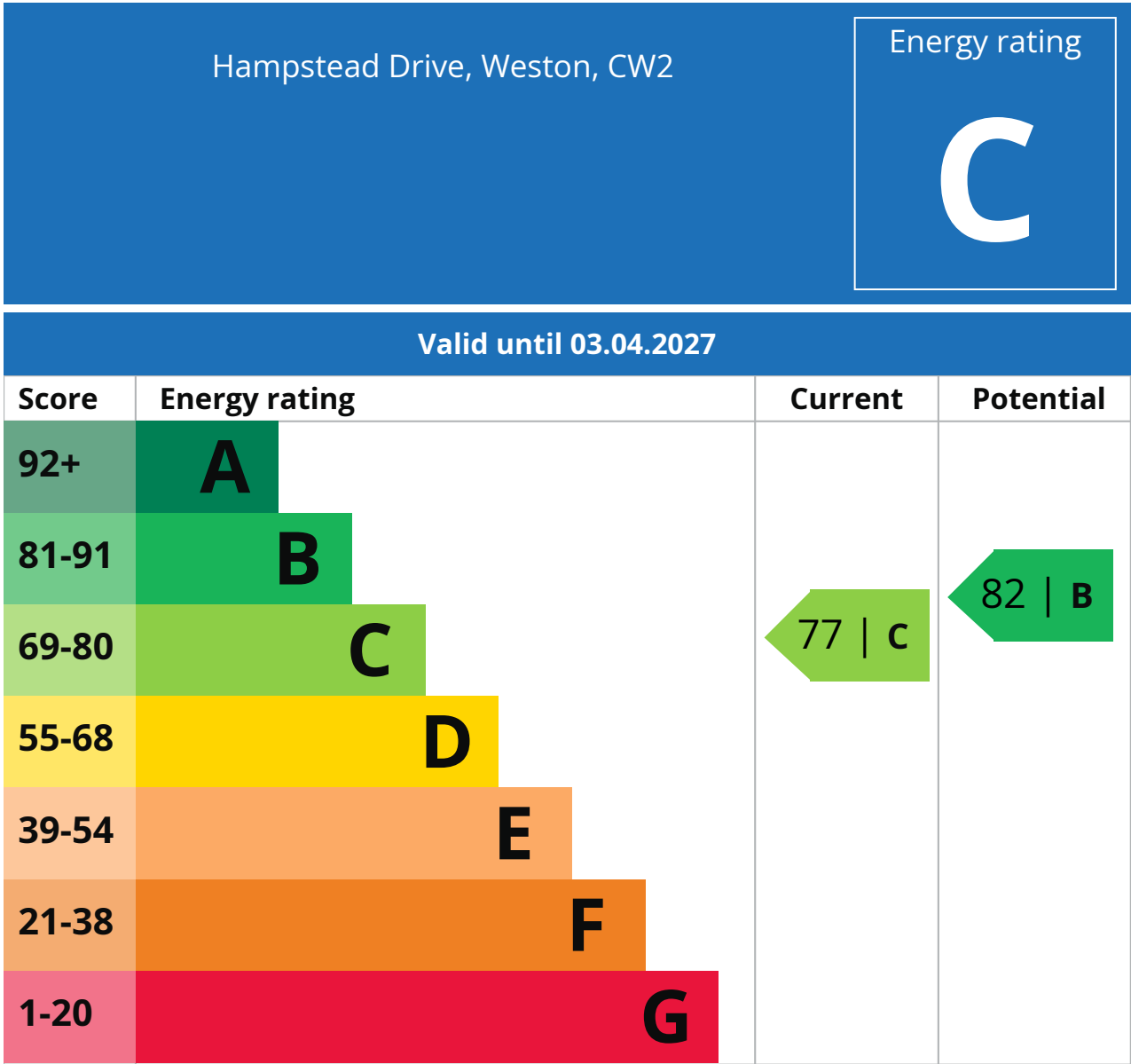


CH522403

Multiple Freehold Title Plans Detected



CH555941



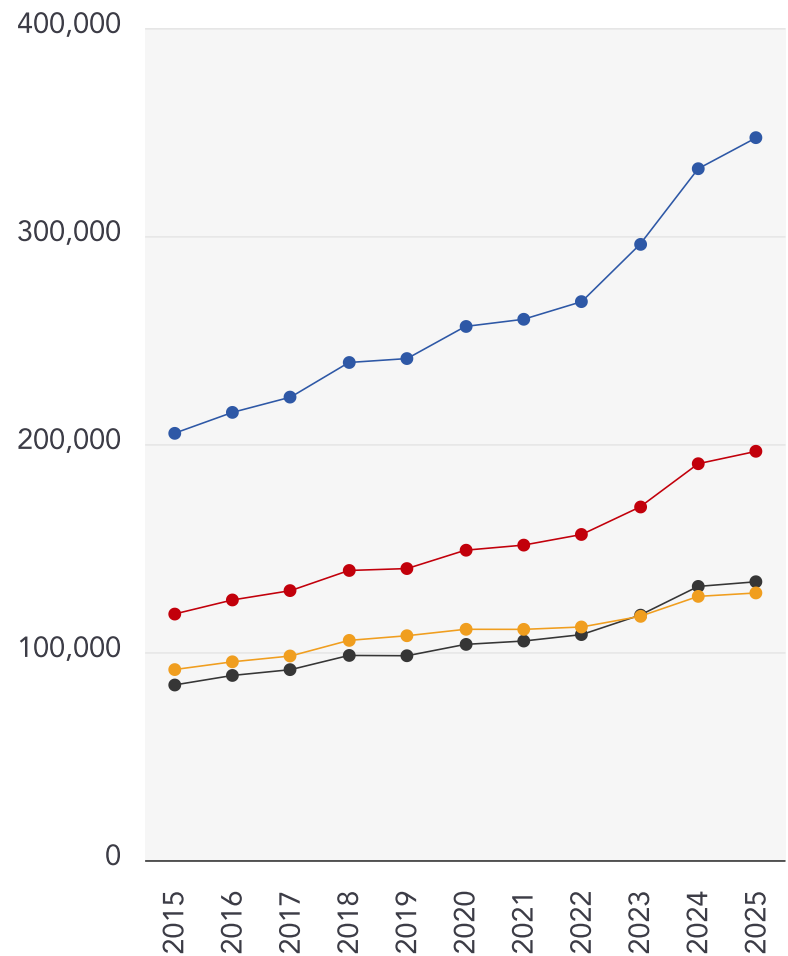
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
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, 300 mm loft insulation
Roof Energy:	Very Good
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 all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	198 m ²

Market

House Price Statistics

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%

Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by butters john bee and therefore no warranties can be given as to their good working order.

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Valuation Office
Agency

