

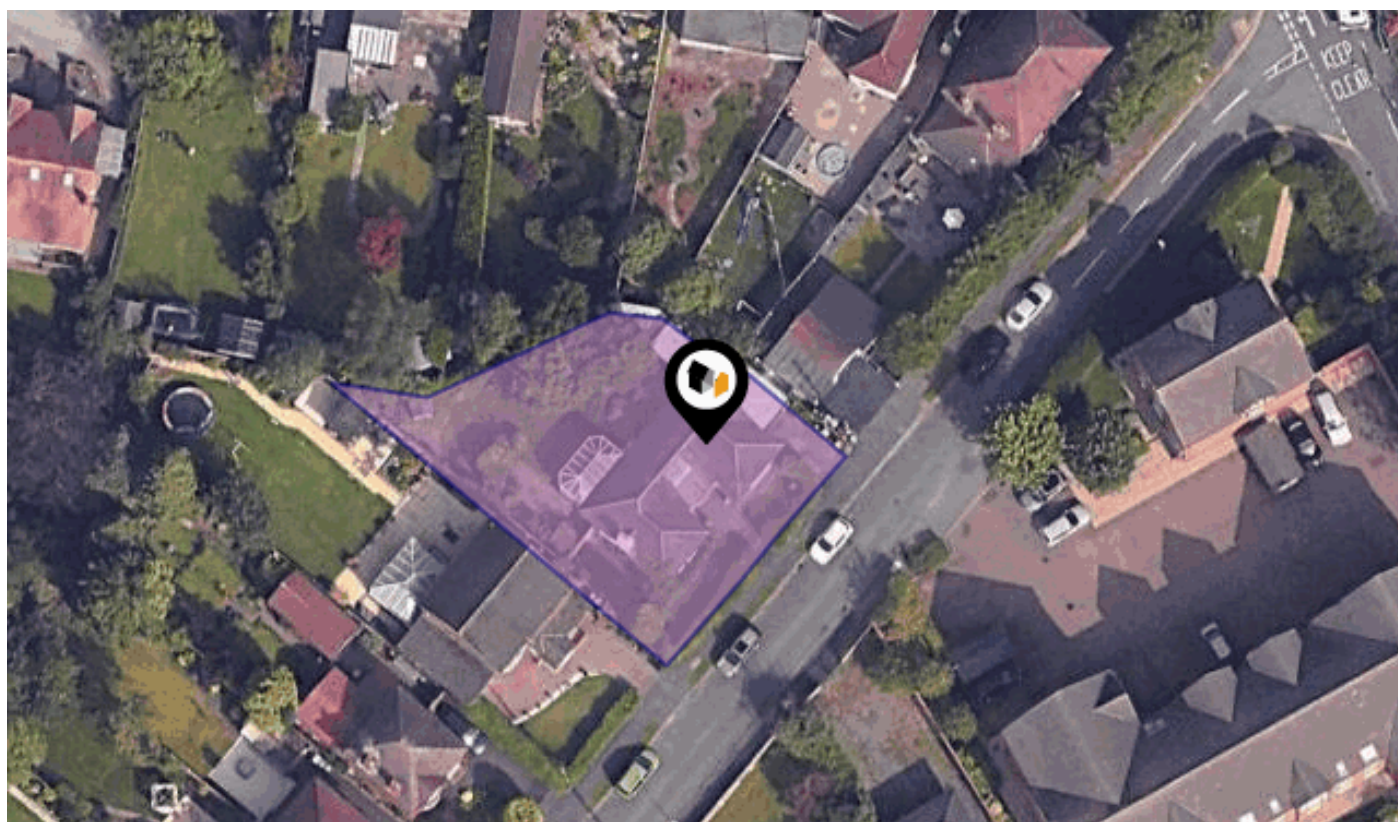


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 06<sup>th</sup> August 2025**



**SPRINGFIELD DRIVE, WISTASTON, CREWE, CW2**

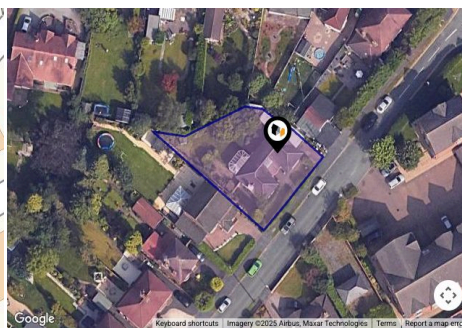
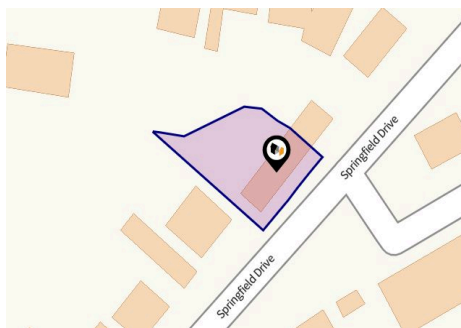
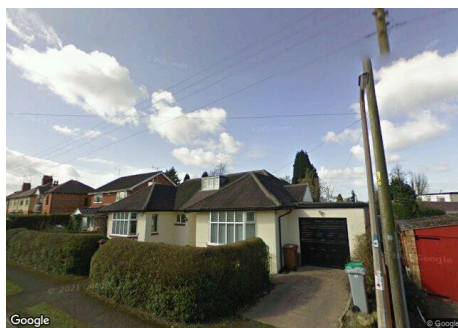
**butters john bee**

20 Beam Street, Nantwich, Cheshire, CW5 5LL

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## Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,184 ft <sup>2</sup> / 110 m <sup>2</sup>
Plot Area:	0.14 acres
Council Tax :	Band D
Annual Estimate:	£2,333
Title Number:	CH172369

Tenure: Freehold

## 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)

15  
mb/s



107  
mb/s



1800  
mb/s



Mobile Coverage:  
(based on calls indoors)



O<sub>2</sub>



EE



3



Vodafone

Satellite/Fibre TV Availability:



BT



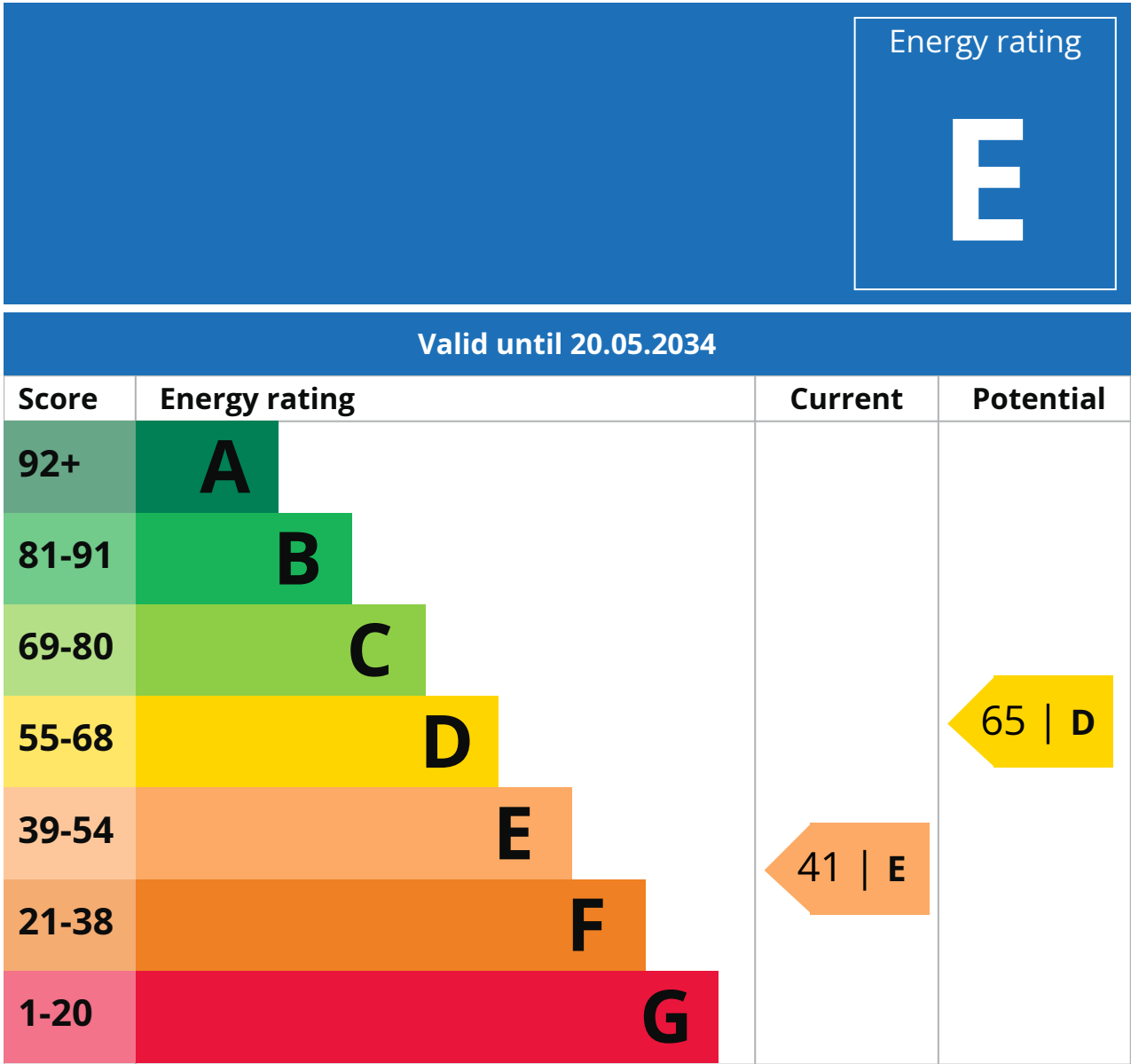
sky



Virgin media

# Property

## EPC - Certificate



### Additional EPC Data

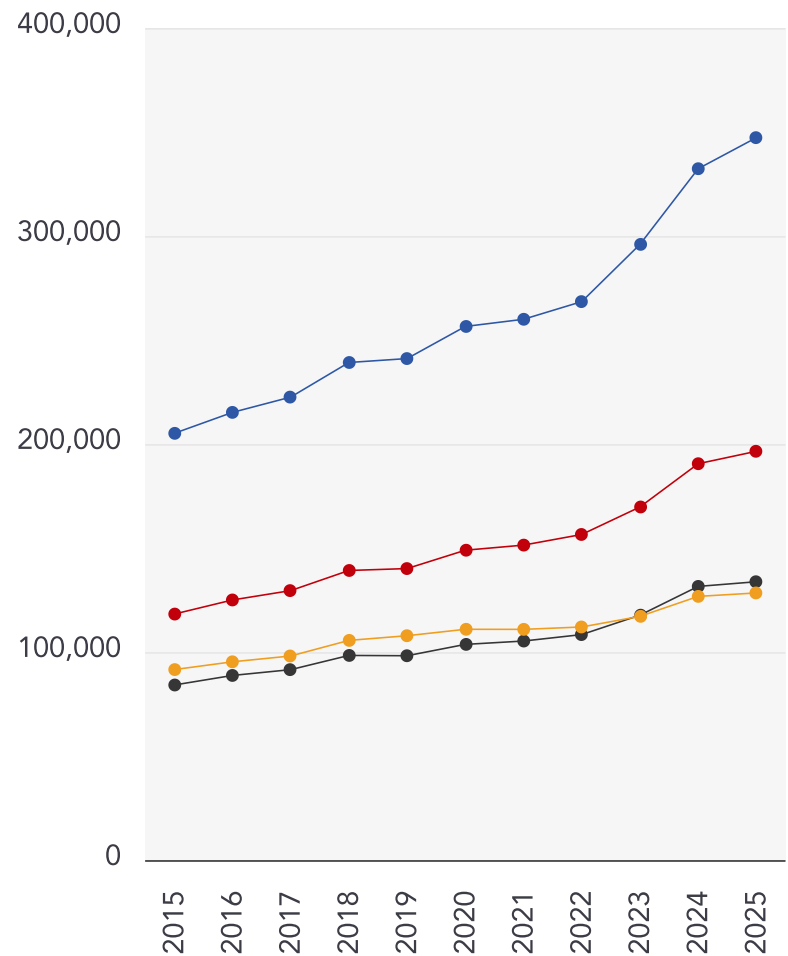
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<b>Property Type:</b>	Detached bungalow
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick as built no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched no insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 94% of fixed outlets
<b>Floors:</b>	Suspended no insulation (assumed)
<b>Total Floor Area:</b>	110 m <sup>2</sup>

# 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%**

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## Important - Please Read

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Royal Mail