

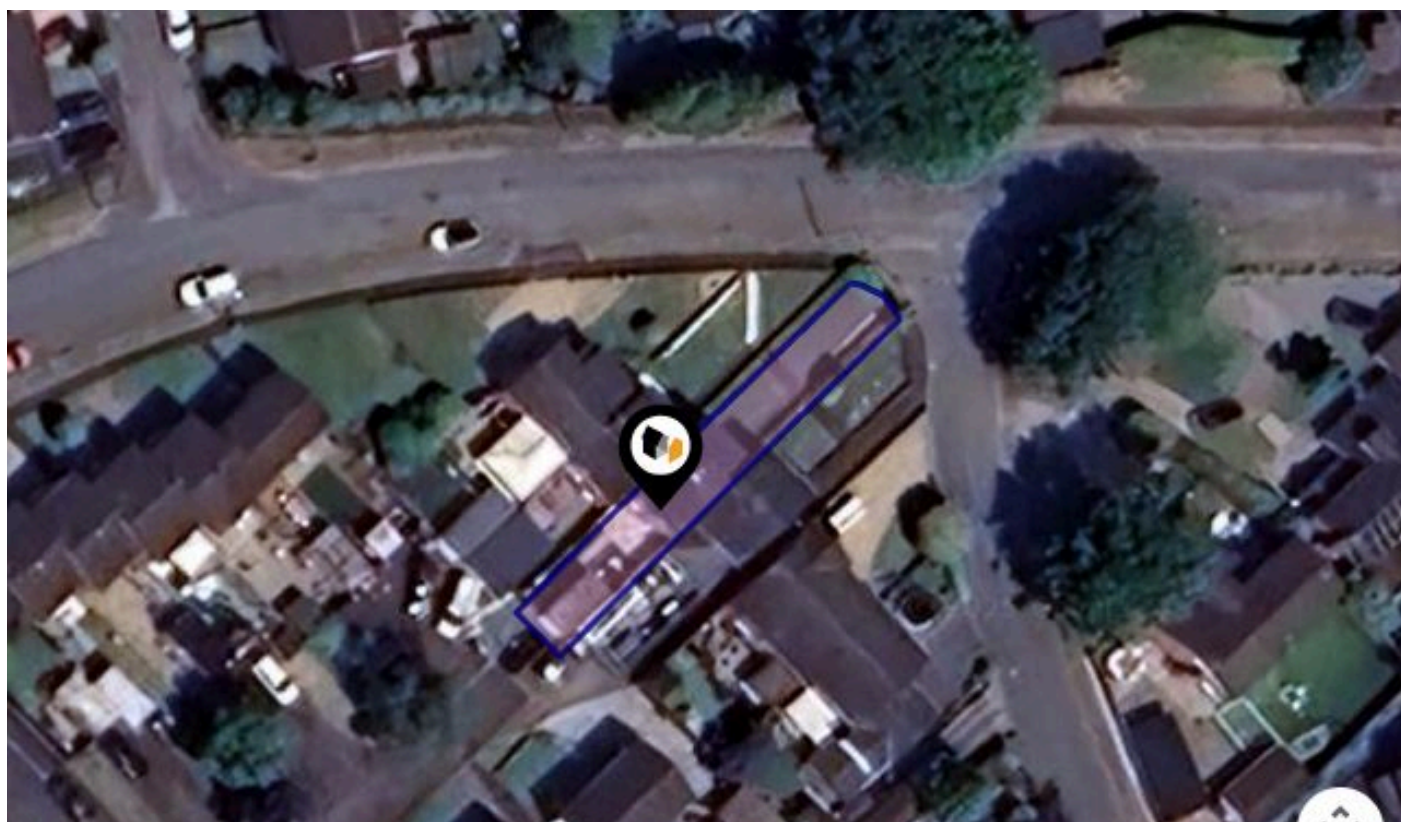


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



CHAFFINCH WAY, WINSFORD, CW7

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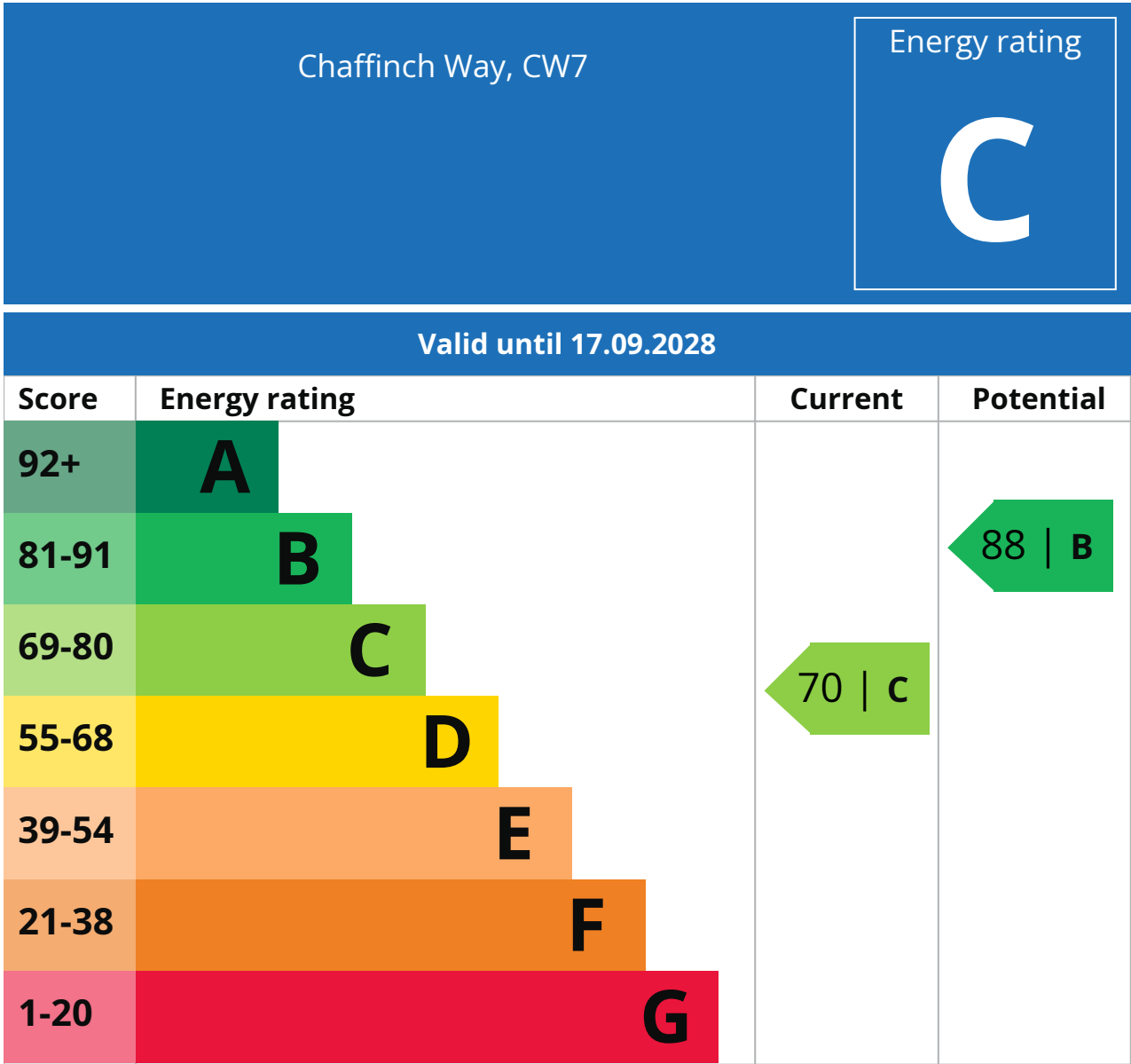
Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	775 ft ² / 72 m ²		
Plot Area:	0.05 acres		
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,860		
Title Number:	CH169012		

Local Area

Local Authority:	Cheshire west and chester	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	13 mb/s	80 mb/s	8000 mb/s
Flood Risk:				
● Rivers & Seas	Very low			
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

Property
EPC - Certificate



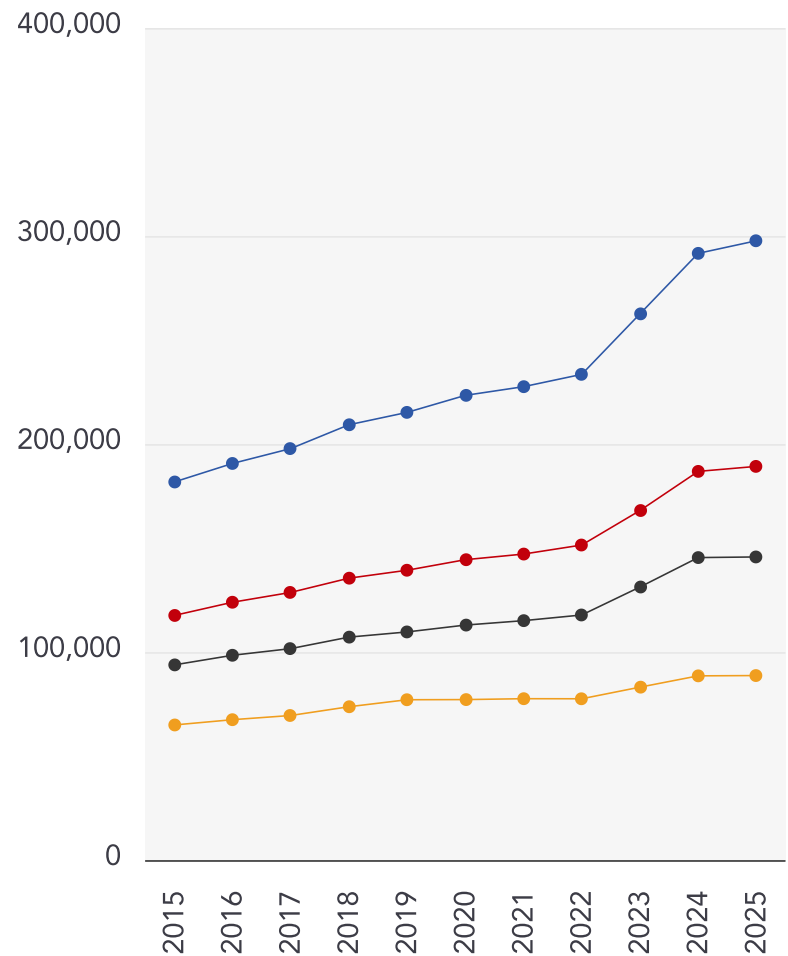
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Lightning:	Low energy lighting in 14% of fixed outlets
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
Floors:	Solid, no insulation (assumed)
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Total Floor Area:	72 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in CW7



Detached

+63.79%

Semi-Detached

+60.91%

Terraced

+55.27%

Flat

+36.55%

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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