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property & land

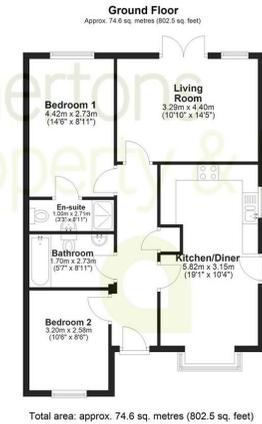
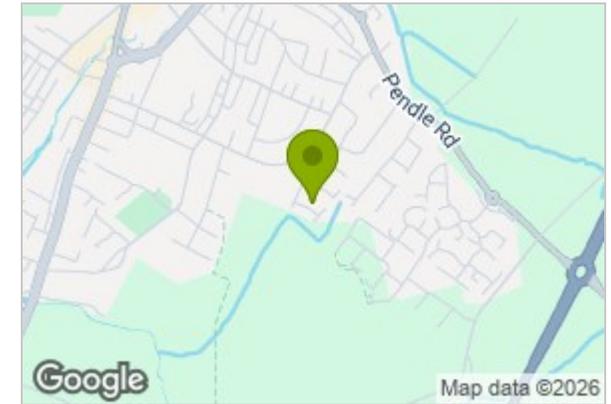
7 Springbrook, Clitheroe, BB7 1GZ  
£359,950

 2  1  1  B

# 7 Springbrook, Clitheroe, BB7 1GZ

An absolutely magnificent semi-detached true bungalow, built in 2020, situated on one of the most sought-after developments within Clitheroe. Internally, the property has been maintained to the highest of standards, boasting a modern kitchen, bathroom and ensuite shower room complemented by tasteful, neutral décor. Externally, the bungalow enjoys brick-faced and K-render elevations and is set on a fabulous, generous plot with private borders. Ideally located, the amenities of Clitheroe are only a short walk away, while the charming villages of Whalley and Wiswell are just a short drive. The property is available for those ages 55years and over.

Approximate gross internal area: 802.5 sq ft (74.6 sq m).



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
83	94		
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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